Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	274 Buckley Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,700,000 Property Type House Suburb Essendon

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	27 Spencer St ESSENDON 3040	$2,250,000	14/06/2025
2	4 Houston Av STRATHMORE 3041	$2,325,000	24/05/2025
3	85 Napier Cr ESSENDON 3040	$2,200,000	12/04/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 19/08/2025 12:00

274 Buckley Street, Essendon Vic 3040

JellisCraig

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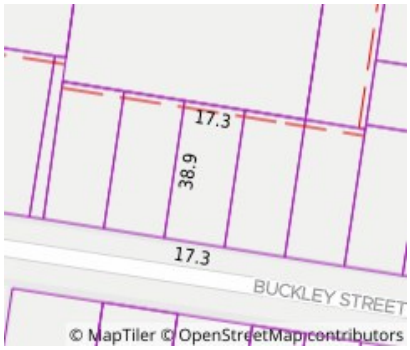

4 3 4

Property Type: House

Agent Comments

4 bed, 3 bath, 4 car Californian bungalow

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
June quarter 2025: $1,700,000

Comparable Properties



27 Spencer St ESSENDON 3040 (REI)

4 2 4

Price: $2,250,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

Similar land size, similar condition, similar accomodation with one less bathroom, close proximity



4 Houston Av STRATHMORE 3041 (REI/VG)

3 2 2

Price: $2,325,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Smaller land size, similar architectural design, one less bedroom, bathroom and car spaces, neighbouring suburb



85 Napier Cr ESSENDON 3040 (REI/VG)

4 3 2

Price: $2,200,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 439 sqm approx

Agent Comments

Smaller land size, similar accomodation, fewer car spaces, close proximity, similar condition

REIV THE DIFFERENCE

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