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	3/25 GRICE CRESCENT ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$775,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,630,000	Property type	Other	Suburb	Essendon
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
4/9 ARDOCH STREET ESSENDON VIC 3040	$835,000	31-May-25
2/9 BALMORAL STREET ESSENDON VIC 3040	$807,000	09-May-25
1/16 FITZGERALD ROAD ESSENDON VIC 3040	$815,000	12-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 04 November 2025

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4/9 ARDOCH STREET ESSENDON VIC 3040

3 1 1

Sold Price **$835,000** Sold Date **31-May-25**

Distance **0.26km**



2/9 BALMORAL STREET ESSENDON VIC 3040

2 1 1

Sold Price **$807,000** Sold Date **09-May-25**

Distance **1km**



1/16 FITZGERALD ROAD ESSENDON VIC 3040

2 1 2

Sold Price **$815,000** Sold Date **12-Aug-25**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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