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	8 Mackay Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,875,000 Property Type House Suburb Essendon

Period - From 01/07/2025 to 30/09/2025 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	23 Mackay St ESSENDON 3040	$1,752,500	23/09/2025
2	13 Mantell St MOONEE PONDS 3039	$1,780,000	02/08/2025
3	9 Stanley St ESSENDON 3040	$1,660,000	24/05/2025

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: 11/11/2025 12:20

8 Mackay Street, Essendon Vic 3040

JellisCraig

Christian Lonzi
8378 0500
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4 3 2

Property Type: House
Land Size: 386 sqm approx

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
September quarter 2025: $1,875,000

Agent Comments

A premium location and luxurious spaces, this exceptional Victorian, complete with fretwork, ornate fire places & soaring ceilings throughout guarantees a great lifestyle.

Comparable Properties



23 Mackay St ESSENDON 3040 (REI)

3 2 2

Price: $1,752,500
Method: Private Sale
Date: 23/09/2025
Property Type: House

Agent Comments

Both properties are on the same street, sharing close proximity to various amenities in Essendon. Superior finishes throughout. Inferior as property lacks an additional bedroom space and smaller land content.



13 Mantell St MOONEE PONDS 3039 (REI)

3 1 -

Price: $1,780,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 401 sqm approx

Agent Comments

Although this property is not a single front, both properties are not too far off land content size and internal features. Superior as property has slightly larger content. Inferior as property lacks an additional bedroom space. Ideal locations; different suburbs.



9 Stanley St ESSENDON 3040 (REI/VG)

2 1 1

Price: $1,660,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 492 sqm approx

Agent Comments

Both properties are in ideal locations in Essendon. Inferior internally and lacks additional bedroom space. Superior land content.

REIV THE DIFFERENCE | propertydata.com.au

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