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	1 GILBERTSON STREET 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	$1,650,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,660,000	Property type	House	Suburb	Essendon
Period-from	01 Mar 2025	to	28 Feb 2026	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
52 GARNET STREET NIDDRIE VIC 3042	1636000	20-Sep-25
2 RONALD STREET ESSENDON NORTH VIC 3041	1620000	15-Oct-25
393 BUCKLEY STREET ABERFELDIE VIC 3040	1505000	11-Oct-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: 01 March 2026

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52 GARNET STREET NIDDRIE VIC 3042

4 2 2

Sold Price **1636000** Sold Date **20-Sep-25**

Distance **1.13km**



2 RONALD STREET ESSENDON NORTH VIC 3041

4 2 2

Sold Price **1620000** Sold Date **15-Oct-25**

Distance **0.39km**



393 BUCKLEY STREET ABERFELDIE VIC 3040

3 2 1

Sold Price **1505000** Sold Date **11-Oct-25**

Distance **1.66km**

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

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