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	29 Kalimna Street, Essendon Vic 3040

Indicative selling price

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

Range between $3,200,000 & $3,500,000

Median sale price

Median price $1,871,000 Property Type House Suburb Essendon

Period - From 01/10/2025 to 31/12/2025 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	30 Raleigh St ESSENDON 3040	$3,220,000	31/12/2025
2	5 Crisp St ESSENDON 3040	$3,200,000	07/11/2025
3	51 Richardson St ESSENDON 3040	$3,600,000	15/09/2025

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.~~

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29 Kalimna Street, Essendon Vic 3040

JellisCraig

Christian Lonzi
8378 0500
0403 344 279
christianlonzi@jelliscraig.com.au

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
December quarter 2025: $1,871,000



5 3 4

Property Type: House
Land Size: 1001 sqm approx

Agent Comments

Californian Bungalow.

Comparable Properties



30 Raleigh St ESSENDON 3040 (REI)

4 2 8

Price: $3,220,000
Method: Private Sale
Date: 31/12/2025
Property Type: House
Land Size: 708 sqm approx

Agent Comments

Both properties are in preferred locations. Superior as more updated internally. Inferior as smaller land content.



5 Crisp St ESSENDON 3040 (REI)

5 3 4

Price: $3,200,000
Method: Private Sale
Date: 07/11/2025
Property Type: House
Land Size: 698 sqm approx

Agent Comments

Both properties are in ideal locations for most, sharing a similar facade look, along with the same accommodation. Superior as the property offers an additional bathroom zone. Inferior as much smaller land content.



51 Richardson St ESSENDON 3040 (REI/VG)

4 2 7

Price: $3,600,000
Method: Private Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 927 sqm approx

Agent Comments

Superior internally and central location. Inferior as lacks additional bedroom space and smaller land content.

REIV THE DIFFERENCE

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