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	44 Price Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,843,000 Property Type House Suburb Essendon

Period - From 01/04/2025 to 31/03/2026 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	83 Waverley St MOONEE PONDS 3039	$1,380,000	06/03/2026
2	332 Buckley St ESSENDON 3040	$1,410,000	12/02/2026
3	8 Waverley St ABERFELDIE 3040	$1,400,000	21/11/2025

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: 24/04/2026 10:05

44 Price Street, Essendon Vic 3040

JellisCraig

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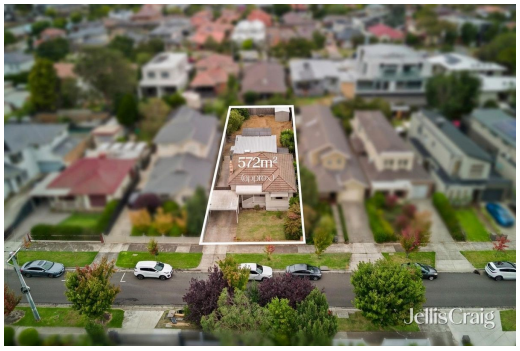

4 2 2

Property Type: House
Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending March 2026: $1,843,000

Comparable Properties



83 Waverley St MOONEE PONDS 3039 (REI)

4 2 4

Price: $1,380,000
Method: Private Sale
Date: 06/03/2026
Property Type: House
Land Size: 547 sqm approx

Agent Comments

Same land size, boarding suburb, similar condition.



332 Buckley St ESSENDON 3040 (REI/VG)

3 2 1

Price: $1,410,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments

Same land size, boarding suburb, similar condition.



8 Waverley St ABERFELDIE 3040 (REI/VG)

4 1 1

Price: $1,400,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 579 sqm approx

Agent Comments

Same land size, boarding suburb, similar condition.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE | propertydata.com.au

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