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	5 Hesleden Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,850,000 & $1,980,000

Median sale price

Median price $1,900,000 Property Type House Suburb Essendon

Period - From 01/01/2026 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	3 Wentworth Av ESSENDON 3040	$1,980,000	28/03/2026
2	22 Scott St ESSENDON 3040	$2,010,000	14/03/2026
3	5 Elder Pde ESSENDON 3040	$1,915,000	28/02/2026

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: 08/04/2026 12:19

5 Hesleden Street, Essendon Vic 3040

JellisCraig

Christian Lonzi
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4 2 2

Property Type: House
Land Size: 769 sqm approx

Indicative Selling Price
$1,850,000 - $1,980,000
Median House Price
March quarter 2026: $1,900,000

Agent Comments

Home with heart, located in a quiet street with amenities within close reach.

Comparable Properties



3 Wentworth Av ESSENDON 3040 (REI)

4 2 2

Price: $1,980,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Agent Comments

Both properties showcase a weatherboard facade, along with the similar colour finish and offer the same accommodation. Both properties are within close proximity. Superior as the property offers a pool. Inferior as smaller land content.



22 Scott St ESSENDON 3040 (REI)

4 2 2

Price: $2,010,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 490 sqm approx

Agent Comments

Superior location for most, being closer more variety of local amenities. Both offer the same accommodation. Inferior as land is not completely levelled and smaller land content.



5 Elder Pde ESSENDON 3040 (REI)

5 2 -

Price: $1,915,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Agent Comments

Superior as the property offers an additional bedroom space. Both properties are located in an ideal location for most. Inferior as the property lacks off-street parking options completely.

REIV THE DIFFERENCE | propertydata.com.au

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