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	9/37 Grice Crescent, Essendon Vic 3040

Indicative selling price

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

Range between $490,000 & $520,000

Median sale price

Median price $575,500 Property Type Unit 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	8/18 Raleigh St ESSENDON 3040	$500,000	04/03/2026
2	1/3 Ballater St ESSENDON 3040	$510,000	27/02/2026
3	8/3 Flower St ESSENDON 3040	$515,000	06/12/2025

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: 16/03/2026 14:46

9/37 Grice Crescent, Essendon Vic 3040

JellisCraig

Anthony Monteleone
9387 5888
0408 081 000
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2 1 1

Property Type: Unit
Land Size: 49 sqm approx

Agent Comments

Indicative Selling Price
$490,000 - $520,000
Median Unit Price
December quarter 2025: $575,500

Comparable Properties



8/18 Raleigh St ESSENDON 3040 (REI)

2 1 1

Price: $500,000
Method: Private Sale
Date: 04/03/2026
Property Type: Unit

Agent Comments



1/3 Ballater St ESSENDON 3040 (REI)

2 1 1

Price: $510,000
Method: Private Sale
Date: 27/02/2026
Property Type: Apartment

Agent Comments



8/3 Flower St ESSENDON 3040 (REI/VG)

2 1 1

Price: $515,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE

propertydata .com.au

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