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 Kilmartin Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,685,000 & $1,700,000

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	1/179 Napier St ESSENDON 3040	$1,680,000	15/11/2025
2	8 Daisy St ESSENDON 3040	$1,700,000	29/10/2025
3	5 Mcphail St ESSENDON 3040	$1,680,000	16/10/2025

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: 16/04/2026 20:40

1 Kilmartin Street, Essendon Vic 3040

Lara Harris
0433 211 268
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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,685,000 - $1,700,000
Median House Price
March quarter 2026: $1,900,000

Comparable Properties

1/179 Napier St ESSENDON 3040 (REI/VG)

4 2 2

Price: $1,680,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)

Agent Comments

Similar condition, same accommodation, same suburb.



8 Daisy St ESSENDON 3040 (REI/VG)

4 2 2

Price: $1,700,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

Similar condition, same accommodation, same suburb.



5 Mcphail St ESSENDON 3040 (REI/VG)

4 3 2

Price: $1,680,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 255 sqm approx

Agent Comments

Similar condition, same accommodation, same suburb.

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