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	22 Mary Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

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

Period - From 01/07/2025 to 30/06/2026 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	18 Ogilvie St ESSENDON 3040	$1,755,000	23/05/2026
2	73 Glass St ESSENDON 3040	$1,695,000	18/04/2026
3	16a Pearl St ESSENDON WEST 3040	$1,615,000	11/04/2026

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: 18/08/2026 11:53

22 Mary Street, Essendon Vic 3040

JellisCraig

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au



4 3 5

Property Type: House
Land Size: 414 sqm approx

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending June 2026: $1,871,000

Agent Comments

12 yr home in a superior location of Essendon. Lots of off street parking options with 5 spaces, well built home that is fully automated.

Comparable Properties



18 Ogilvie St ESSENDON 3040 (REI/VG)

3 2 4

Price: $1,755,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments

Recent sale within 500metres. Inferior house, weatherboard, has larger land content



73 Glass St ESSENDON 3040 (REI/VG)

4 2 3

Price: $1,695,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments

Brick home, similar accommodation, Mary is a superior condition but has smaller land content



16a Pearl St ESSENDON WEST 3040 (REI/VG)

4 3 4

Price: $1,615,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 424 sqm approx

Agent Comments

Same land content, same bed, bath and car accomodation. This home is attached compared to Mary street which is free standing.

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

REIV THE DIFFERENCE

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