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	26 Ronald Street, Essendon North Vic 3041

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $1,569,000 Property Type House Suburb Essendon North

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	34A Bradshaw St ESSENDON 3040	$1,375,000	30/05/2026
2	7 Raleigh Gr ESSENDON NORTH 3041	$1,450,000	21/04/2026
3	15 Raleigh Gr ESSENDON NORTH 3041	$1,505,000	04/03/2026

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: 04/06/2026 11:13

26 Ronald Street, Essendon North Vic 3041

Kieran Moloney
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4 2 2

Rooms: 6
Property Type: House
Land Size: 613 sqm approx

Agent Comments

Updated home offering 4 bed, 2 bath & 2 car.

Indicative Selling Price
$1,395,000
Median House Price
Year ending March 2026: $1,569,000

Comparable Properties



34A Bradshaw St ESSENDON 3040 (REI)

4 1 3

Price: $1,375,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 644 sqm approx

Agent Comments

Home is more dated & offers 1 less bath.



7 Raleigh Gr ESSENDON NORTH 3041 (REI)

4 3 3

Price: $1,450,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Similar land size and condition.

15 Raleigh Gr ESSENDON NORTH 3041 (VG)

3 - -

Price: $1,505,000
Method: Sale
Date: 04/03/2026
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments

Smaller block with 5 beds & a garage.

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