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	6a Price Street, Essendon Vic 3040

Indicative selling price

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

Single price $1,625,000

Median sale price

Median price $1,843,000 Property Type House Suburb Essendon

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	40 Shaw St NIDDRIE 3042	$1,675,000	06/05/2026
2	16a Pearl St ESSENDON WEST 3040	$1,615,000	11/04/2026
3	27 Albert St NIDDRIE 3042	$1,585,000	25/02/2026

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: 11/06/2026 16:01

6a Price Street, Essendon Vic 3040

JellisCraig

Tom Donnelley
9379 2000
0468 437 258
tomdonnelley@jelliscraig.com.au



4 3 2

Property Type:

Agent Comments

4 Bedroom townhouse

Indicative Selling Price
$1,625,000
Median House Price
Year ending March 2026: $1,843,000

Comparable Properties



40 Shaw St NIDDRIE 3042 (REI)

4 2 2

Price: $1,675,000
Method: Sold Before Auction
Date: 06/05/2026
Property Type: House (Res)

Agent Comments

Similar style home offering comparable accommodation.



16a Pearl St ESSENDON WEST 3040 (REI)

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

Similar style home offering comparable accommodation.



27 Albert St NIDDRIE 3042 (REI/VG)

4 3 1

Price: $1,585,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)
Land Size: 336 sqm approx

Agent Comments

Similar style home offering comparable accommodation.

REIV THE DIFFERENCE

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