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	77 Market Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	48 Balmoral Av STRATHMORE 3041	$1,360,000	07/05/2026
2	69a Price St ESSENDON 3040	$1,325,000	28/03/2026
3	1/17 Roberts St ESSENDON 3040	$1,420,000	14/02/2026

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: 29/05/2026 13:10

77 Market Street, Essendon Vic 3040

JellisCraig

Tom Donnelley
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Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending March 2026: $1,843,000



4 2 2

Property Type: Townhouse (Single)
Land Size: 307 sqm approx

Agent Comments

4 Bedroom house

Comparable Properties



48 Balmoral Av STRATHMORE 3041 (REI)

4 2 2

Price: $1,360,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: House
Land Size: 245 sqm approx

Agent Comments

On a smaller block of land. Offering comparable accommodation



69a Price St ESSENDON 3040 (REI/VG)

3 2 2

Price: $1,325,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 246 sqm approx

Agent Comments

On a smaller block of land. Offering comparable accommodation



1/17 Roberts St ESSENDON 3040 (REI/VG)

4 3 2

Price: $1,420,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)
Land Size: 250 sqm approx

Agent Comments

On a smaller block of land. Offering comparable accommodation

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