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	39 Hedderwick Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,900,000 & $3,190,000

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	113 Park St MOONEE PONDS 3039	$2,850,000	11/03/2026
2	45 Mccracken St ESSENDON 3040	$2,825,000	06/02/2026
3			

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: 14/05/2026 15:11

39 Hedderwick Street, Essendon Vic 3040

JellisCraig

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6 5 3

Property Type: House
Land Size: 864 sqm approx

Indicative Selling Price
$2,900,000 - $3,190,000
Median House Price
March quarter 2026: $1,900,000

Agent Comments

A substantial family home set on approximately 864sqm, offering 6 bedrooms, 5 bathrooms, and 3 car spaces.

Comparable Properties



113 Park St MOONEE PONDS 3039 (REI)

4 2 2

Price: $2,850,000
Method: Private Sale
Date: 11/03/2026
Property Type: House
Land Size: 557 sqm approx

Agent Comments

Both homes present similar from facade, and both located in superior locations. Inferior land content, and lacks additional bedroom space.



45 Mccracken St ESSENDON 3040 (REI)

4 2 4

Price: $2,825,000
Method: Sold Before Auction
Date: 06/02/2026
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Both properties are located in ideal locations, along with sharing a similar look externally/ internally. Inferior as slightly smaller land content.

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.

REIV THE DIFFERENCE

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