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	15 Butler Street, Essendon Vic 3040

Indicative selling price

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

Single price	$2,490,000

Median sale price

Median price	$1,835,000	Property Type	House	Suburb	Essendon
Period - From	05/08/2025	to	04/08/2026	Source	Property Data

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	6 Trinafour St MOONEE PONDS 3039	$2,600,000	13/06/2026
2	40 Henley St PASCOE VALE SOUTH 3044	$2,600,000	14/03/2026
3	30 Upland Rd STRATHMORE 3041	$2,500,000	07/02/2026

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: 05/08/2026 14:37

15 Butler Street, Essendon Vic 3040

JellisCraig

Lara Harris
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4 3 2

Property Type: House
Land Size: 439 sqm approx

Agent Comments

Brand new 4 bedroom home with a pool.

Indicative Selling Price
$2,490,000
Median House Price
05/08/2025 - 04/08/2026: $1,835,000

Comparable Properties



6 Trinafour St MOONEE PONDS 3039 (REI)

4 3 3

Price: $2,600,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)

Agent Comments

Brand new 4 bedroom home, similar accommodation in a neighbouring suburb.



40 Henley St PASCOE VALE SOUTH 3044 (REI/VG)

4 2 3

Price: $2,600,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

Similar location in a neighbouring suburb. 1 year old build with a pool. Similar style home. Slightly larger land size.



30 Upland Rd STRATHMORE 3041 (REI/VG)

5 3 4

Price: $2,500,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments

Slightly larger land size. Similar accommodation with 1 extra bedroom. New build in a neighbouring suburb.

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