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	186 Napier Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,600,000 & $1,680,000

Median sale price

Median price $1,845,000 Property Type House Suburb Essendon

Period - From 01/04/2026 to 30/06/2026 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	55 Lincoln Rd ESSENDON 3040	$1,730,000	07/07/2026
2	67 Kerferd St ESSENDON NORTH 3041	$1,720,000	24/06/2026
3	73 Glass St ESSENDON 3040	$1,695,000	18/04/2026

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: 21/07/2026 11:55

186 Napier Street, Essendon Vic 3040

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4 2 2

Property Type: House
Land Size: 544 sqm approx

Agent Comments

Picture perfect family home in a prime location.

Indicative Selling Price
$1,600,000 - $1,680,000
Median House Price
June quarter 2026: $1,845,000

Comparable Properties

55 Lincoln Rd ESSENDON 3040 (REI)

4 3 1

Price: $1,730,000
Method:
Date: 07/07/2026
Property Type: House

Agent Comments

The property offers an updated renovation and additional living areas, while providing accommodation comparable to the subject property.



67 Kerferd St ESSENDON NORTH 3041 (REI)

5 3 4

Price: $1,720,000
Method: Sold Before Auction
Date: 24/06/2026
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments

Both properties present a similar facade and are conveniently located close to local amenities. This property offers an additional bedroom and a slightly larger land size.



73 Glass St ESSENDON 3040 (REI)

4 2 3

Price: $1,695,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 501 sqm approx

Agent Comments

Both properties are situated in comparable locations, with convenient access to local amenities. They offer similar accommodation and bathroom configurations. The comparable property is positioned on a smaller land size but provides additional off-street parking.

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