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	149 Ogilvie Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	21 Deakin St ESSENDON 3040	$2,110,000	25/05/2026
2	25 Nimmo St ESSENDON 3040	$1,962,500	21/03/2026
3	86 Ogilvie St ESSENDON 3040	$2,106,000	21/02/2026

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: 20/08/2026 16:28

149 Ogilvie Street, Essendon Vic 3040

JellisCraig

Lara Harris
0433 211 268
laraharris@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 644 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
June quarter 2026: $1,845,000

Agent Comments

4 bed 3 bath 2 car garage Brick home built 20 years ago Period reproduction style Extremely large and in great condition

Comparable Properties



21 Deakin St ESSENDON 3040 (REI)

3 2 3

Price: $2,110,000
Method: Private Sale
Date: 25/05/2026
Property Type: House
Land Size: 644 sqm approx

Agent Comments

Same suburb, similar condition, similar accommodation.



25 Nimmo St ESSENDON 3040 (REI/VG)

4 2 2

Price: $1,962,500
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 546 sqm approx

Agent Comments

similar age, similar accommodation but smaller allotment of land



86 Ogilvie St ESSENDON 3040 (REI/VG)

4 2 4

Price: $2,106,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 621 sqm approx

Agent Comments

Same suburb, same accommodation, same land size

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE | propertydata.com.au

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