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	20 Washington Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,750,000 & $1,850,000

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	186 Napier St ESSENDON 3040	$1,805,000	08/08/2026
2	18 Ogilvie St ESSENDON 3040	$1,755,000	23/05/2026
3	25 Spencer St ESSENDON 3040	$1,765,000	19/05/2026

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: 10/08/2026 12:40

20 Washington Street, Essendon Vic 3040

JellisCraig

Christian Lonzi
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3 2 2

Property Type: House
Land Size: 659 sqm approx

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
June quarter 2026: $1,845,000

Agent Comments

Weatherboard home, three bedroom, two bathroom with works done internally.

Comparable Properties



186 Napier St ESSENDON 3040 (REI)

4 2 2

Price: $1,805,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments

Both properties offer a similar facade and internal finish. Inferior as smaller land content. Superior as has an additional bedroom space.



18 Ogilvie St ESSENDON 3040 (REI/VG)

3 2 4

Price: $1,755,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments

Both properties share the same accommodation, and are in a very central location. Inferior land content is smaller.



25 Spencer St ESSENDON 3040 (REI)

4 2 3

Price: $1,765,000
Method: Private Sale
Date: 19/05/2026
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

Both properties are in close proximity, sharing a weather board exterior. Superior offering an additional bedroom. Inferior land content.

REIV THE DIFFERENCE

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