Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 20/11/2026

Property offered for sale

Address
Including suburb and postcode: 38A Afton Street, Essendon West Victoria 3040

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	4	3	2	317m2	263m2

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between $1,595,000 & $1,680,000

Median sale price

Important advice about the median sale price: When this Property Price Statement was prepared, publicly available information providing medial sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
38 Allan Street, Aberfeldie	$1,625,000	10/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	4	2	1	186m2	334m2

Comparable property 2

Address	Sale price	Date of sale
15a Hurtle Street, Ascot Vale	$1,800,000	12/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	4	4	1	290m2	320m2

Comparable property 3

Address	Sale price	Date of sale
40 Shaw Street, Niddrie	$1,675,000	06/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	4	2	1	229m2	325m2