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	5/120 Roberts Street, Essendon Vic 3040

Indicative selling price

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

Range between $770,000 & $820,000

Median sale price

Median price $575,000 Property Type Unit Suburb Essendon

Period - From 01/07/2025 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	2/6 Keam St ESSENDON NORTH 3041	$802,000	11/08/2026
2	5/1 Queen St ESSENDON 3040	$765,000	19/06/2026
3	4/3 Marco Polo St ESSENDON 3040	$785,000	11/06/2026

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: 27/08/2026 18:23

5/120 Roberts Street, Essendon Vic 3040

JellisCraig



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$770,000 - $820,000
Median Unit Price
Year ending June 2026: $575,000

Comparable Properties



2/6 Keam St ESSENDON NORTH 3041 (REI)

3 1 2

Price: $802,000
Method: Private Sale
Date: 11/08/2026
Property Type: House

Agent Comments

Both properties are in proximity, and are close to local amenities. Superior as the property has an additional bedroom. Inferior internally, compared to Roberts Street.



5/1 Queen St ESSENDON 3040 (REI/VG)

2 2 1

Price: $765,000
Method: Private Sale
Date: 19/06/2026
Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Both properties share the same accommodation and are modern internally. This property spans over three levels, making it feel bigger internally, though may limit interest due to multiple levels.



4/3 Marco Polo St ESSENDON 3040 (REI/VG)

2 2 1

Price: $785,000
Method: Sold Before Auction
Date: 11/06/2026
Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Both properties share the same accommodation and internal feel. This property is street facing on a multi site.

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

REIV THE DIFFERENCE

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