Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 19/10/2026

Property offered for sale

Address
Including suburb and postcode: 33 Emerald Street, Essendon West Vic 3040

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	N/A	302

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.

Single price | or | Range between $1,000,000 & $1,100,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,390,000 | Property type: House | Suburb: Essendon West

Period: from 19/10/2025 to 18/10/2026 | Source: Property Data

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	10A Keam St ESSENDON NORTH 3041		
Sale price	$1,180,000	Date of sale	24/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	271

Comparable property 2

Address	5 Teague St NIDDRIE 3042		
Sale price	$970,000	Date of sale	28/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	3	2	2	N/A	N/A

Comparable property 3

Address	102 Rosehill Rd KEILOR EAST 3033		
Sale price	$1,090,000	Date of sale	13/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $1,070,000 Unconditional sale date 13/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=abd6f0377f25fc603e0947a4a45a02f7

33 Emerald Street, Essendon West Vic 3040

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3 2 2

Property Type: House (Res)
Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
19/10/2025 - 18/10/2026: $1,390,000

Comparable Properties



10A Keam St ESSENDON NORTH 3041 (REI)

4 2 2

Price: $1,180,000
Method: Private Sale
Date: 24/08/2026
Property Type: House
Land Size: 271 sqm approx

Agent Comments

Both properties are close to local amenities. This property slightly older internally, though has an additional bedroom space. Inferior land content.



5 Teague St NIDDRIE 3042 (REI)

3 2 2

Price: $970,000
Method: Sold Before Auction
Date: 28/07/2026
Property Type: Townhouse (Res)

Agent Comments

Both properties have the same accommodation, this property provides slightly more internal space, including the added benefit of a downstairs bedroom. Smaller land content Both properties are street-facing.



102 Rosehill Rd KEILOR EAST 3033 (REI)

3 2 2

Price: $1,090,000
Method: Private Sale
Date: 13/07/2026
Property Type: House (Res)

Agent Comments

Both properties share a similar modern facade, along with a near similar configuration; same accommodation. Superior as the property is newer internally. Inferior land content.

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