Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 14/10/2026

Property offered for sale

Address
Including suburb and postcode: 36 Washington Street, Essendon 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	4	2	3	N/A	582

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: $1,950,000 or Range between: _____ & _____

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: $1,950,000

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: $1,680,000 Property type: House Suburb: Essendon

Period: from 01/07/2026 to 30/09/2026 Source: REIV

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	67 Price St ESSENDON 3040		
Sale price	$1,980,000	Date of sale	19/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	3	N/A	N/A

Comparable property 2

Address	20 Washington St ESSENDON 3040		
Sale price	$1,842,000	Date of sale	05/09/2026

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	659

Comparable property 3

Address	4 Alfred Rd ESSENDON 3040		
Sale price	$1,870,000	Date of sale	07/08/2026

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	613

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 _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=a65ada3afc03e1f5912476c3d9582a7f

36 Washington Street, Essendon Vic 3040

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4 2 3

Property Type: House
Land Size: 582 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000
Median House Price
September quarter 2026: $1,680,000

Comparable Properties



67 Price St ESSENDON 3040 (REI)

4 2 3

Price: $1,980,000
Method: Auction Sale
Date: 19/09/2026
Property Type: House (Res)

Agent Comments

Brick home on 495sqm, same bed, bath and car configuration. Similar age property.



20 Washington St ESSENDON 3040 (REI)

3 2 2

Price: $1,842,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments

The most recent sale in the street. inferior floor plan. bigger land at 659sqm, hose size was 137sqm, inferior car accommodation.



4 Alfred Rd ESSENDON 3040 (REI)

4 2 2

Price: $1,870,000
Method: Private Sale
Date: 07/08/2026
Property Type: House
Land Size: 613 sqm approx

Agent Comments

This one was weatherboard compared to brick of Washington. Slightly bigger land 613sqm, comparable location with regards to proximity to public transport and schools.

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