Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 06/11/2026

Property offered for sale

Address
Including suburb and postcode: 40a Cooper 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	2	1	1	N/A	417

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: $945,000 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: 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: $1,842,000 Property type: House Suburb: Essendon

Period: from 06/11/2025 to 05/11/2026 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	1/31 Windsor Av STRATHMORE 3041		
Sale price	$927,000	Date of sale	22/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	2	2	N/A	220

Comparable property 2

Address	33a First Av STRATHMORE 3041		
Sale price	$922,000	Date of sale	03/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	1	2	N/A	291

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

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

The two sales listed in the PPS are the closest comparable sales within the last 4 months within a 2km radius, based on accomodation and land size.

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=b265c17ba2d9f5df159ab352ea47c79d

40a Cooper Street, Essendon Vic 3040

Nelson Alexander



2 1 1

Rooms: 4
Property Type: House
Land Size: 417 sqm approx

Agent Comments

Indicative Selling Price
$945,000
Median House Price
06/11/2025 - 05/11/2026: $1,842,000

Comparable Properties



1/31 Windsor Av STRATHMORE 3041 (REI)

2 2 2

Price: $927,000
Method: Auction Sale
Date: 22/10/2026
Property Type: Unit
Land Size: 220 sqm approx

Agent Comments



33a First Av STRATHMORE 3041 (REI)

2 1 2

Price: $922,000
Method: Auction Sale
Date: 03/10/2026
Property Type: House (Res)
Land Size: 291 sqm approx

Agent Comments

The two sales listed in the PPS are the closest comparable sales within the last 4 months within a 2km radius, based on accomodation and land size.

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