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	79 Lincoln Road, Essendon Vic 3040

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,800,000 Property Type House Suburb Essendon

Period - From 01/07/2023 to 30/06/2024 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	25 Deakin St ESSENDON 3040	$1,950,000	13/05/2024
2	61 Scott St MOONEE PONDS 3039	$2,080,000	02/05/2024
3	9 Collegian Av STRATHMORE 3041	$2,110,000	29/04/2024

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: 21/08/2024 15:33

79 Lincoln Road, Essendon Vic 3040

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4 2 2

Property Type: House

Agent Comments

4 bedroom 2 bathroom home

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
Year ending June 2024: $1,800,000

Comparable Properties



25 Deakin St ESSENDON 3040 (REI/VG)

5 2 2

Price: $1,950,000
Method: Sold Before Auction
Date: 13/05/2024
Property Type: House (Res)
Land Size: 644 sqm approx

Agent Comments

smaller home - not a superior area of Essendon - Lincoln road is a larger home



61 Scott St MOONEE PONDS 3039 (REI/VG)

4 2 2

Price: $2,080,000
Method: Auction Sale
Date: 02/05/2024
Property Type: House (Res)
Land Size: 483 sqm approx

Agent Comments

- smaller land - superior location - updated home



9 Collegian Av STRATHMORE 3041 (REI/VG)

3 2 2

Price: $2,110,000
Method: Sold Before Auction
Date: 29/04/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

- similar land size - this property superior location - Lincoln road has more bedrooms

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