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	4/139 Roberts Street, Essendon Vic 3040

Indicative selling price

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

Range between $650,000 & $715,000

Median sale price

Median price $532,500 Property Type Unit Suburb Essendon

Period - From 01/04/2023 to 31/03/2024 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	1/162 Ogilvie St ESSENDON 3040	$781,000	25/05/2024
2	3/27-29 Marco Polo St ESSENDON 3040	$715,000	22/06/2024
3	3/7-9 Queen St ESSENDON 3040	$670,000	18/06/2024

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.~~

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4/139 Roberts Street, Essendon Vic 3040

Christian Ianchello
0433 627 462
christianianchello@jelliscraig.com.au



2 1 2

Property Type: Unit

Agent Comments

Single level villa at rear of block of four.

Indicative Selling Price
$650,000 - $715,000
Median Unit Price
Year ending March 2024: $532,500

Comparable Properties



1/162 Ogilvie St ESSENDON 3040 (REI)

2 1 2

Price: $781,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Villa

Agent Comments

Superior as street frontage, also internal and external size.



3/27-29 Marco Polo St ESSENDON 3040 (REI)

2 1 1

Price: $715,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Villa

Agent Comments

Recent Sale in Essendon, Similar floorplan, Superior finishes and interior.



3/7-9 Queen St ESSENDON 3040 (REI)

2 1 1

Price: $670,000
Method: Private Sale
Date: 18/06/2024
Property Type: Unit

Agent Comments

Quite similar in many ways so hard to say if superior or inferior.

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