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	90 Ogilvie Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,450,000 & $1,595,000

Median sale price

Median price $1,610,000 Property Type House Suburb Essendon

Period - From 01/07/2024 to 30/09/2024 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	81 Ogilvie St ESSENDON 3040	$1,370,000	19/10/2024
2	34 Lincoln Rd ESSENDON 3040	$1,605,000	11/10/2024
3	15 Collins St ESSENDON 3040	$1,606,000	31/08/2024

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: 01/11/2024 16:03

90 Ogilvie Street, Essendon Vic 3040

Christian Lonzi
8378 0500
0403 344 279
christianlonzi@jelliscraig.com.au



4 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
September quarter 2024: $1,610,000

Comparable Properties



81 Ogilvie St ESSENDON 3040 (REI)

3 1 3

Price: $1,370,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments



34 Lincoln Rd ESSENDON 3040 (REI)

4 1 2

Price: $1,605,000
Method: Sold Before Auction
Date: 11/10/2024
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments



15 Collins St ESSENDON 3040 (REI)

4 2 2

Price: $1,606,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Agent Comments

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