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	8 Robb Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,110,000 & $2,180,000

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	45 Darling St MOONEE PONDS 3039	$2,165,000	12/11/2024
2	37 Washington St ESSENDON 3040	$2,100,000	26/10/2024
3	24 Elder Pde ESSENDON 3040	$2,160,000	09/08/2024

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: 22/11/2024 16:50

8 Robb Street, Essendon Vic 3040

John Morello
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4 2 1

Property Type: House

Agent Comments

4 bed, 2 bath, 1 car, 2 living zones, full renovated

Indicative Selling Price
$2,110,000 - $2,180,000
Median House Price
September quarter 2024: $1,610,000

Comparable Properties



45 Darling St MOONEE PONDS 3039 (REI)

5 3 3

Price: $2,165,000
Method: Sold Before Auction
Date: 12/11/2024
Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

neighbouring suburb, additional bathroom, bedroom & car space, similar condition, with a studio



37 Washington St ESSENDON 3040 (REI)

4 2 2

Price: $2,100,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments

same accomodation, additional car space, close proximity, similar condition, with a carport



24 Elder Pde ESSENDON 3040 (REI/VG)

4 2 2

Price: $2,160,000
Method: Private Sale
Date: 09/08/2024
Property Type: House (Res)
Land Size: 347 sqm approx

Agent Comments

close proximity, same accomodation, additional car space, includes a pool and carport

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