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 Braemar Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,775,000 Property Type House Suburb Essendon

Period - From 01/10/2023 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	39 Nimmo St ESSENDON 3040	$2,200,000	06/12/2024
2	172 Ogilvie St ESSENDON 3040	$2,200,000	03/12/2024
3	16 Tilba St ABERFELDIE 3040	$2,055,000	26/11/2024

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: 16/01/2025 16:24

4 Braemar Street, Essendon Vic 3040

Chauntel Considine
9379 2000
0407 741 456
chauntelconsidine@jelliscraig.com.au



4 1 2

Rooms: 6
Property Type: House

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending September 2024: $1,775,000

Agent Comments

3-4 original bed period home. Land value and ideal for those looking to renovate or re-build STCA.

Comparable Properties



39 Nimmo St ESSENDON 3040 (REI/VG)

3 1 3

Price: $2,200,000
Method: Private Sale
Date: 06/12/2024
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments

Smaller block of land but house is more updated internally.



172 Ogilvie St ESSENDON 3040 (REI/VG)

6 2 4

Price: $2,200,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 858 sqm approx

Agent Comments

Smaller block of land but home is more updated with 2 extra beds.



16 Tilba St ABERFELDIE 3040 (REI)

3 1 2

Price: $2,055,000
Method: Sold Before Auction
Date: 26/11/2024
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments

Smaller corner block and home is in better condition.

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