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	2 Brewster Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,787,500 Property Type House Suburb Essendon

Period - From 01/01/2024 to 31/12/2024 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	10 Hesleden St ESSENDON 3040	$1,310,000	15/02/2025
2	10 Clarinda Rd ESSENDON 3040	$1,290,000	08/02/2025
3	66 Mcpherson St ESSENDON 3040	$1,205,000	07/12/2024

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: 07/03/2025 07:32

2 Brewster Street, Essendon Vic 3040

Lara Harris
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3 1 1

Property Type: House
Land Size: 475 sqm approx

Agent Comments

Neat three bedroom brick home on 475m2

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending December 2024: $1,787,500

Comparable Properties



10 Hesleden St ESSENDON 3040 (REI)

3 2 -

Price: $1,310,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments

Similar accommodation, similar location and similar condition



10 Clarinda Rd ESSENDON 3040 (REI)

4 2 1

Price: $1,290,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 349 sqm approx

Agent Comments

Similar accommodation, same suburb, similar land size



66 Mcpherson St ESSENDON 3040 (REI)

3 1 1

Price: $1,205,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)

Agent Comments

same accommodation, same suburb, weatherboard home

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