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	162 Spencer Street, Essendon Vic 3040

Indicative selling price

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

Single price $1,270,000

Median sale price

Median price $1,752,500 Property Type House Suburb Essendon

Period - From 01/04/2024 to 31/03/2025 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	4/17 Cooper St ESSENDON 3040	$1,166,000	24/04/2025
2	4/54 Cooper St ESSENDON 3040	$1,283,500	31/03/2025
3	21a Vida St ABERFELDIE 3040	$1,400,000	31/03/2025

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: 26/04/2025 15:45

162 Spencer Street, Essendon Vic 3040

Kieran Moloney
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4 3 2

Rooms: 5
Property Type: House
Land Size: 462 sqm approx

Indicative Selling Price
$1,270,000
Median House Price
Year ending March 2025: $1,752,500

Agent Comments

Modern townhome with no OC offering 4 bed, 3 bath, double garage and a huge backyard.

Comparable Properties



4/17 Cooper St ESSENDON 3040 (REI)

3 2 2

Price: $1,166,000
Method: Sold Before Auction
Date: 24/04/2025
Property Type: Townhouse (Single)

Agent Comments

Smaller block. 1 less bed, bath & only single garage. No street frontage.



4/54 Cooper St ESSENDON 3040 (REI)

4 3 2

Price: $1,283,500
Method: Sold Before Auction
Date: 31/03/2025
Property Type: Townhouse (Res)

Agent Comments

Smaller block. No street frontage.



21a Vida St ABERFELDIE 3040 (REI)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 31/03/2025
Property Type: House

Agent Comments

Older property with 1 less bath & only a single garage.

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