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	46 Market Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,550,000 & $2,750,000

Median sale price

Median price $1,700,000 Property Type House Suburb Essendon

Period - From 01/04/2025 to 30/06/2025 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	23 Butler St ESSENDON 3040	$2,830,000	05/07/2025
2	10a Graves St ESSENDON 3040	$2,765,000	27/03/2025
3	27 Bradshaw St ESSENDON 3040	$2,550,000	26/03/2025

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: 28/07/2025 08:56

46 Market Street, Essendon Vic 3040

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au



5 3 4

Property Type: House
Land Size: 503 sqm approx

Agent Comments

8 year old property in a prime location

Indicative Selling Price
$2,550,000 - $2,750,000
Median House Price
June quarter 2025: $1,700,000

Comparable Properties



23 Butler St ESSENDON 3040 (REI)

4 4 2

Price: $2,830,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)

Agent Comments

Brand new property on smaller land. Inferior location. No pool

10a Graves St ESSENDON 3040 (VG)

5 - -

Price: $2,765,000
Method: Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 429 sqm approx

Agent Comments

Property on smaller land but Brand new



27 Bradshaw St ESSENDON 3040 (REI)

4 2 3

Price: $2,550,000
Method: Private Sale
Date: 26/03/2025
Property Type: House (Res)

Agent Comments

Property on smaller land, inferior location, Modern look.

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