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	19a Hampton Road, Essendon West Vic 3040

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,687,500 Property Type House Suburb Essendon West

Period - From 20/05/2024 to 19/05/2025 Source Property Data

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	5 Arthur St ABERFELDIE 3040	$2,012,000	28/04/2025
2	7a Diamond St ESSENDON WEST 3040	$1,840,000	01/03/2025
3			

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: 20/05/2025 13:25

19a Hampton Road, Essendon West Vic 3040

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4 3 2

Property Type: House

Agent Comments

12 mth old townhouse, on a larger than normal block with pool. Property size 36sqm internally

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
20/05/2024 - 19/05/2025: $1,687,500

Larger than normal allotment of land with pool, 12 mths old, approx 36sqm internal size.

Comparable Properties



5 Arthur St ABERFELDIE 3040 (REI)

4 3 3

Price: $2,012,000
Method: Private Sale
Date: 28/04/2025
Property Type: House
Land Size: 396 sqm approx

Agent Comments

Huge townhouse on 396sqm in Aberfeldie. Older than Hampton. No Pool



7a Diamond St ESSENDON WEST 3040 (REI)

4 3 2

Price: $1,840,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments

No Pool. Older townhouse on great allotment of land

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.

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