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	74 Mcpherson Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,000,000 & $2,150,000

Median sale price

Median price $1,635,000 Property Type House Suburb Essendon

Period - From 01/01/2025 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	18 Glen St ESSENDON 3040	$1,971,000	13/06/2025
2	5 Hudson St MOONEE PONDS 3039	$2,230,000	31/05/2025
3	2 Columban Av STRATHMORE 3041	$2,154,000	06/05/2025

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: 03/07/2025 17:08

74 Mcpherson Street, Essendon Vic 3040

Lara Harris
0433 211 268
laraharris@jelliscraig.com.au



5 2 2

Property Type: House

Agent Comments

Family home, large backyard with side access

Indicative Selling Price
$2,000,000 - $2,150,000
Median House Price
March quarter 2025: $1,635,000

Comparable Properties



18 Glen St ESSENDON 3040 (REI)

4 2 3

Price: $1,971,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 564 sqm approx

Agent Comments

one less bedroom, same amount of bathrooms, additional car space, close proximity, similar condition



5 Hudson St MOONEE PONDS 3039 (REI)

4 3 1

Price: $2,230,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

Agent Comments

Neighbouring suburb, ones less bedroom and car space, additional bathroom, renovated, double storey



2 Columban Av STRATHMORE 3041 (REI)

3 1 2

Price: $2,154,000
Method: Auction Sale
Date: 06/05/2025
Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments

Two less bedrooms, one less bathroom, neighbouring suburb, similar condition

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