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 Roberts Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,650,000 & $2,850,000

Median sale price

Median price $1,875,000 Property Type House Suburb Essendon

Period - From 01/07/2025 to 30/09/2025 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	17 Severn St MOONEE PONDS 3039	$2,600,000	05/09/2025
2	20 Warner St ESSENDON 3040	$3,150,000	28/08/2025
3	22 Emerald St ESSENDON WEST 3040	$2,735,000	04/06/2025

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: 14/10/2025 16:19

74 Roberts Street, Essendon Vic 3040

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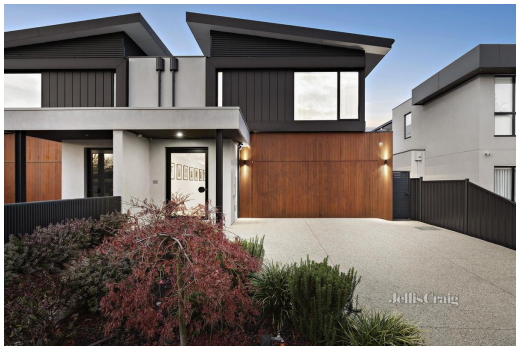

5 4 4

Property Type: House
Land Size: 506 sqm approx

Agent Comments

Indicative Selling Price
$2,650,000 - $2,850,000
Median House Price
September quarter 2025: $1,875,000

Comparable Properties



17 Severn St MOONEE PONDS 3039 (REI)

3 2 3

Price: $2,600,000
Method: Private Sale
Date: 05/09/2025
Property Type: House

Agent Comments

Both properties are located in a central position to most amenities. Inferior as property does not offer an additional bedroom/ bathroom space.



20 Warner St ESSENDON 3040 (REI)

5 3 3

Price: $3,150,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 648 sqm approx

Agent Comments

Both properties are ideally located to most amenities, have well executed internal finishes and offer the same accommodation. Inferior as the property lacks additional bathroom and car parking space.



22 Emerald St ESSENDON WEST 3040 (REI/VG)

4 4 3

Price: $2,735,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 346 sqm approx

Agent Comments

Both properties are high end internally. Inferior as property lacks an additional bedroom space.

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