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	20 Warner Street, Essendon Vic 3040

Indicative selling price

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

Single price: $3,350,000

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	60 Bradshaw St ESSENDON 3040	$3,250,000	25/06/2025
2	42 King St ESSENDON 3040	$3,225,000	29/04/2025
3	147 Ogilvie St ESSENDON 3040	$3,120,000	29/03/2025

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: 18/08/2025 10:46

20 Warner Street, Essendon Vic 3040

JellisCraig

Tom Donnelley
9379 2000
0468 437 258
tomdonnelley@jelliscraig.com.au



5 3 3

Property Type: House (Res)
Land Size: 648 sqm approx

Indicative Selling Price
$3,350,000
Median House Price
June quarter 2025: $1,700,000

Agent Comments

New build offering 5 spacious bedrooms and a pool.

Comparable Properties

60 Bradshaw St ESSENDON 3040 (REI)

4 3 2

Price: $3,250,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: House (Res)
Land Size: 500 sqm approx

Agent Comments

Brand new build, offering inferior accommodation and land size.



42 King St ESSENDON 3040 (REI/VG)

4 3 3

Price: $3,225,000
Method: Sold Before Auction
Date: 29/04/2025
Property Type: House (Res)
Land Size: 435 sqm approx

Agent Comments

Brand new build, offering inferior accommodation and land size.



147 Ogilvie St ESSENDON 3040 (REI/VG)

6 4 5

Price: $3,120,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

Offering more accommodation, property is in an inferior located.

REIV THE DIFFERENCE

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