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	104 Primrose Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,680,000 Property Type House Suburb Essendon

Period - From 01/07/2024 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	8a Raleigh St ESSENDON 3040	$1,410,000	05/06/2025
2	5 Shamrock St ESSENDON 3040	$1,305,000	22/04/2025
3	6 Clarinda Rd ESSENDON 3040	$1,400,000	05/04/2025

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: 05/08/2025 11:45

104 Primrose Street, Essendon Vic 3040

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3 1 1

Property Type: House
Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending June 2025: $1,680,000

Comparable Properties

8a Raleigh St ESSENDON 3040 (REI)

4 2 2

Agent Comments

Price: $1,410,000
Method:
Date: 05/06/2025
Property Type: House

5 Shamrock St ESSENDON 3040 (REI)

3 1 1

Agent Comments

Price: $1,305,000
Method:
Date: 22/04/2025
Property Type: House

6 Clarinda Rd ESSENDON 3040 (REI)

3 2 2

Agent Comments

Price: $1,400,000
Method:
Date: 05/04/2025
Property Type: House

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