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	27 Raleigh Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,200,000 & $2,420,000

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	74 Mcpherson St ESSENDON 3040	$2,375,000	05/07/2025
2	27 Spencer St ESSENDON 3040	$2,250,000	14/06/2025
3	5 Hudson St MOONEE PONDS 3039	$2,230,000	31/05/2025

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: 11/08/2025 11:53

27 Raleigh Street, Essendon Vic 3040

JellisCraig

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



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 920 sqm approx

Agent Comments

920sqm block, offering 4 bedrooms

Indicative Selling Price
$2,200,000 - $2,420,000
Median House Price
June quarter 2025: $1,700,000

Comparable Properties



74 Mcpherson St ESSENDON 3040 (REI)

5 2 2

Price: $2,375,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

freshly presented offering inferior land size.



27 Spencer St ESSENDON 3040 (REI)

4 2 4

Price: $2,250,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

Offering comparable accommodation on inferior land



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

Freshly presented home on inferior land.

REIV THE DIFFERENCE | propertydata.com.au

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