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	40 Deakin Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	48 Ogilvie St ESSENDON 3040	$1,425,000	28/05/2025
2	145 Deakin St ESSENDON 3040	$1,530,000	15/04/2025
3	81 Forrester St ESSENDON 3040	$1,487,500	17/03/2025

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: 29/07/2025 17:43

40 Deakin Street, Essendon Vic 3040

Nelson Alexander



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2025: $1,700,000

Comparable Properties



48 Ogilvie St ESSENDON 3040 (REI)

3 2 5

Price: $1,425,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 669 sqm approx

Agent Comments



145 Deakin St ESSENDON 3040 (REI)

3 2 2

Price: $1,530,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 606 sqm approx

Agent Comments



81 Forrester St ESSENDON 3040 (REI)

3 1 2

Price: $1,487,500
Method: Private Sale
Date: 17/03/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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