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	23 Queen Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,150,000 & $1,265,000

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	47 Beaver St ABERFELDIE 3040	$1,275,000	01/07/2025
2	162 Spencer St ESSENDON 3040	$1,215,000	03/05/2025
3	17a Woolley St ESSENDON 3040	$1,270,000	19/03/2025

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 13:09

23 Queen Street, Essendon Vic 3040

JellisCraig

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3 2 3

Property Type: House (Res)
Land Size: 326 sqm approx

Indicative Selling Price
$1,150,000 - $1,265,000
Median House Price
Year ending June 2025: $1,680,000

Agent Comments

In a quiet cul-de-sac with Thompson Reserve at the end of the street this three bedroom home is in the heart of Essendon.

Comparable Properties



47 Beaver St ABERFELDIE 3040 (REI)

3 2 1

Price: $1,275,000
Method: Sold Before Auction
Date: 01/07/2025
Property Type: House (Res)
Land Size: 228 sqm approx

Agent Comments

Property offers a different aesthetic internally. Both properties are attached to another property and are in great spots, just different suburbs. Inferior as the land size is a lot smaller, offering less yard space.



162 Spencer St ESSENDON 3040 (REI/VG)

4 3 2

Price: $1,215,000
Method: Private Sale
Date: 03/05/2025
Property Type: House
Land Size: 462 sqm approx

Agent Comments

Superior finishes, offering a more modern feel throughout with an additional bedroom space. Both properties are side by side and close in range. Inferior shaped block and on the corner of a street that can get congested with traffic.



17a Woolley St ESSENDON 3040 (VG)

3 - -

Price: $1,270,000
Method: Sale
Date: 19/03/2025
Property Type: House (Res)
Land Size: 258 sqm approx

Agent Comments

Both properties are attached to another property with a similar configuration. Inferior as land size is smaller offering little outdoor space.

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