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	34 Clydebank Road, Essendon West Vic 3040

Indicative selling price

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

Single price $1,240,000

Median sale price

Median price $1,492,500 Property Type House Suburb Essendon West

Period - From 15/09/2024 to 14/09/2025 Source Property Data

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	5 Clydebank Rd ESSENDON WEST 3040	$1,300,000	05/07/2025
2	54 Coghlan St NIDDRIE 3042	$1,220,000	31/05/2025
3	12 Muriel St NIDDRIE 3042	$1,215,000	24/05/2025

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: 15/09/2025 12:18

34 Clydebank Road, Essendon West Vic 3040

Lara Harris
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4 2 3

Property Type: House (Res)

Agent Comments

4bed 2bath unrenovated home

Indicative Selling Price
$1,240,000
Median House Price
15/09/2024 - 14/09/2025: $1,492,500

Comparable Properties



5 Clydebank Rd ESSENDON WEST 3040 (REI)

4 1 2

Price: $1,300,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)

Agent Comments

Similar accommodation, same street, more updated



54 Coghlan St NIDDRIE 3042 (REI/VG)

3 1 3

Price: $1,220,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 626 sqm approx

Agent Comments

Similar land size, similar land size and similar condition



12 Muriel St NIDDRIE 3042 (REI)

2 1 2

Price: $1,215,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Bigger land size, smaller accommodation, neighbouring suburb

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