

# 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

5 Mcphail Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,580,000

&

\$1,680,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb Essendon

Period - From 22/09/2024

to 21/09/2025

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	38 Afton St ESSENDON WEST 3040	\$1,640,000	12/09/2025
2	35A Nimmo St ESSENDON 3040	\$1,667,500	19/07/2025
3	26 Darling St MOONEE PONDS 3039	\$1,660,000	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:

22/09/2025 15:04



4 3 2

**Property Type:** House (Res)

**Agent Comments**

Side by side property

**Indicative Selling Price**

\$1,580,000 - \$1,680,000

**Median House Price**

22/09/2024 - 21/09/2025: \$1,700,000

## Comparable Properties



**38 Afton St ESSENDON WEST 3040 (REI)**

4 3 2

**Agent Comments**

Same accommodation, neighbo

**Price:** \$1,640,000

**Method:** Sold Before Auction

**Date:** 12/09/2025

**Property Type:** House (Res)



**35A Nimmo St ESSENDON 3040 (REI)**

4 2 2

**Agent Comments**

Similar accommodation, same suburb,  
similar condition

**Price:** \$1,667,500

**Method:** Auction Sale

**Date:** 19/07/2025

**Property Type:** House (Res)



**26 Darling St MOONEE PONDS 3039 (REI/VG)**

5 3 2

**Agent Comments**

Similar accommodation, neighbouring  
suburb, more dated inside.

**Price:** \$1,660,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** House (Res)

**Land Size:** 303 sqm approx

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555