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: 42 Elder Parade, Essendon Vic 3040

Indicative selling price

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

Range between: $1,550,000 & $1,650,000

Median sale price*

Median price: | Property Type: | Suburb: Essendon

Period - From: | to: | Source:

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	52 Garnet St NIDDRIE 3042	$1,636,000	20/09/2025
2	4 Elder Pde ESSENDON 3040	$1,660,000	27/08/2025
3	40 Deakin St ESSENDON 3040	$1,576,000	14/08/2025

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 15:54

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

42 Elder Parade, Essendon Vic 3040

JellisCraig

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Indicative Selling Price
$1,550,000 - $1,650,000
No median price available



0 0 0

Property Type: Land (Res)
Land Size: 517 sqm approx

Agent Comments

Positioned to bring dreams into reality

Comparable Properties



52 Garnet St NIDDRIE 3042 (REI)

4 2 3

Price: $1,636,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 846 sqm approx

Agent Comments

Superior as larger land content. Inferior location.



4 Elder Pde ESSENDON 3040 (REI)

3 1 2

Price: $1,660,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: House (Res)
Land Size: 463 sqm approx

Agent Comments

Both properties are on the same street and are in ideal locations. Superior as the property has a liveable house on the block. Inferior as land content is much smaller.



40 Deakin St ESSENDON 3040 (REI/VG)

3 2 2

Price: $1,576,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Superior as larger land content. Inferior location as this street is used as a thoroughfare.

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