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	37 Flower Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $1,715,000 Property Type House Suburb Essendon

Period - From 01/10/2024 to 30/09/2025 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	17 Severn St MOONEE PONDS 3039	$2,600,000	05/09/2025
2	40 Lorne St MOONEE PONDS 3039	$2,660,000	05/07/2025
3	23 Butler St ESSENDON 3040	$2,830,000	05/07/2025

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: 16/10/2025 09:00

37 Flower Street, Essendon Vic 3040

JellisCraig

Lara Harris
0433 211 268
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4 4 2

Property Type: House

Agent Comments

Near new family home

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending September 2025: $1,715,000

Comparable Properties



17 Severn St MOONEE PONDS 3039 (REI)

3 2 3

Price: $2,600,000
Method: Private Sale
Date: 05/09/2025
Property Type: House

Agent Comments

Similar style, smaller accommodation and smaller block



40 Lorne St MOONEE PONDS 3039 (REI/VG)

5 3 4

Price: $2,660,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Similar property, similar accommodation, inferior location.



23 Butler St ESSENDON 3040 (REI/VG)

4 4 2

Price: $2,830,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 439 sqm approx

Agent Comments

Similar accommodation, similar location

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

REIV THE DIFFERENCE | propertydata.com.au

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