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	45 Mccarron Parade, Essendon Vic 3040

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,875,000 Property Type House Suburb Essendon

Period - From 01/07/2025 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	3 Shamrock St ESSENDON 3040	$1,700,000	18/10/2025
2	6 Roach Av ABERFELDIE 3040	$1,756,500	20/09/2025
3	4 Elder Pde ESSENDON 3040	$1,660,000	27/08/2025

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: 19/11/2025 10:14

45 Mccarron Parade, Essendon Vic 3040

JellisCraig

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3 1 2

Property Type: House
Land Size: 569 sqm approx

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
September quarter 2025: $1,875,000

Agent Comments

In one of Essendon's most sought-after pockets, this spacious home offers comfort and convenience for functional family living.

Comparable Properties



3 Shamrock St ESSENDON 3040 (REI)

3 2 2

Price: $1,700,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 508 sqm approx

Agent Comments

Both properties share the same accommodation and are in similar proximity to local amenities. Superior as the property has an additional bathroom zone. Inferior as land content is smaller.



6 Roach Av ABERFELDIE 3040 (REI)

3 1 3

Price: $1,756,500
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 565 sqm approx

Agent Comments

Both properties share a similar configuration and have the same accommodation, additionally both share a nice pocket in each suburb. Inferior as smaller land content.



4 Elder Pde ESSENDON 3040 (REI/VG)

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 have the same accommodation and are in close proximity to amenities, sharing an ideal location for most. Inferior as much smaller land content. Superior right of way access to garage.

REIV THE DIFFERENCE

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