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	14 Cameron Road, Essendon Vic 3040

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,700,000 Property Type House Suburb Essendon

Period - From 01/04/2025 to 30/06/2025 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	1/51 Deakin St ESSENDON 3040	$1,510,000	06/08/2025
2	35A Nimmo St ESSENDON 3040	$1,667,500	19/07/2025
3	131 Deakin St ESSENDON 3040	$1,541,000	02/07/2025

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: 09/09/2025 16:11

14 Cameron Road, Essendon Vic 3040

JellisCraig

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4 3 2

Property Type: House
Land Size: 319 sqm approx

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
June quarter 2025: $1,700,000

Agent Comments

Featuring reverse living, this contemporary home offers a tranquil lifestyle with only one neighbouring property and direct access to the picturesque Moonee Ponds Creek Trail.

Comparable Properties



1/51 Deakin St ESSENDON 3040 (REI)

5 3 2

Price: $1,510,000
Method: Sold Before Auction
Date: 06/08/2025
Property Type: House (Res)
Land Size: 464 sqm approx

Agent Comments

Both properties offer the same bathroom and car space(s). Superior as the property offers an additional bedroom space. Inferior as the property street can be a thoroughfare for school traffic.



35A Nimmo St ESSENDON 3040 (REI)

4 2 2

Price: $1,667,500
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)

Agent Comments

Both properties offer the same accommodation and bathroom space(s). Superior layout. Inferior as smaller land content.



131 Deakin St ESSENDON 3040 (REI/VG)

4 3 2

Price: $1,541,000
Method: Private Sale
Date: 02/07/2025
Property Type: Townhouse (Single)
Land Size: 279 sqm approx

Agent Comments

Both properties share the same accommodation. Superior floorplan layout. Inferior as the property shares a common wall.

REIV THE DIFFERENCE

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