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	10/11 Glass Street, Essendon Vic 3040

Indicative selling price

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

Single price $795,000

Median sale price

Median price $550,000 Property Type Unit 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	2/2 Glass St ESSENDON 3040	$785,000	26/11/2025
2	305/1050 Mt Alexander Rd ESSENDON 3040	$792,000	29/10/2025
3	208/95 Buckley St MOONEE PONDS 3039	$747,000	08/10/2025

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: 08/12/2025 10:23

10/11 Glass Street, Essendon Vic 3040

JellisCraig

Jason Johnson
0438 305 044
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2 2 2

Property Type: Apartment

Indicative Selling Price
$795,000
Median Unit Price
Year ending September 2025: $550,000

Agent Comments

7 yr old apartment. 1 of 55. large courtyard 82sqm with garden shed and established gardens.

Comparable Properties



2/2 Glass St ESSENDON 3040 (REI)

2 2 1

Price: $785,000
Method: Auction Sale
Date: 26/11/2025
Property Type: Apartment

Agent Comments

Most recent sale in the street. Similar age, only one car space. 132sqm compared to 164sqm



305/1050 Mt Alexander Rd ESSENDON 3040 (REI/VG)

2 2 2

Price: $792,000
Method: Private Sale
Date: 29/10/2025
Property Type: Apartment

Agent Comments

Similar age apartment. Not as big. 114sqm compared to 162sqm



208/95 Buckley St MOONEE PONDS 3039 (REI/VG)

2 2 2

Price: $747,000
Method: Private Sale
Date: 08/10/2025
Rooms: 3
Property Type: Apartment

Agent Comments

Brand new V's 7 yrs old. Smaller internal measurements @ 62sqm compared to 10/11 Glass street 82sqm and no court yard

REIV THE DIFFERENCE | propertydata.com.au

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