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	69 Spencer Street, 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 $1,715,000 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	42 Mccracken St ESSENDON 3040	$1,645,000	06/09/2025
2	122 Market St ESSENDON 3040	$1,655,000	30/08/2025
3	48 Roberts St ESSENDON 3040	$1,620,000	30/08/2025

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: 18/11/2025 10:27

69 Spencer Street, Essendon Vic 3040

JellisCraig

Tim Ash
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3 1 2

Property Type: House

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending September 2025: $1,715,000

Agent Comments

Three bedroom home is a short walk to the tram stop, Essendon Village, shops, schools, parks and more. Comprising of 3 spacious bedrooms with built in robes, lounge/dining area with heating and cooling, separate spacious kitchen with modern appliances, laundry, separate bathroom & carpet in bedrooms

Comparable Properties



42 Mccracken St ESSENDON 3040 (REI)

3 1 1

Price: $1,645,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 566 sqm approx

Agent Comments

House in similar condition with period frontage however smaller land.



122 Market St ESSENDON 3040 (REI/VG)

3 1 5

Price: $1,655,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 503 sqm approx

Agent Comments

Home in similar condition and house under 800 metres away.



48 Roberts St ESSENDON 3040 (REI)

3 2 2

Price: $1,620,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 502 sqm approx

Agent Comments

Land smaller however the house has more modern features and located only 450 metres away.

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