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	8/120 Primrose Street, Essendon Vic 3040

Indicative selling price

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

Single price $350,000

Median sale price

Median price $525,250 Property Type Unit 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	7/18 Fletcher St ESSENDON 3040	$327,500	31/07/2025
2	1/18 Shaftesbury St ESSENDON 3040	$327,500	25/07/2025
3	2/120 Primrose St ESSENDON 3040	$301,000	30/04/2025

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 14:34

8/120 Primrose Street, Essendon Vic 3040

JellisCraig

Tom Donnelley
9379 2000
0468 437 258
tomdonnelley@jelliscraig.com.au



1

Rooms: 3
Property Type: Flat
Land Size: 917.81 sqm approx

Agent Comments

1 bedroom apartment

Indicative Selling Price
$350,000
Median Unit Price
June quarter 2025: $525,250

Comparable Properties



7/18 Fletcher St ESSENDON 3040 (VG)

1 - -

Price: $327,500
Method: Sale
Date: 31/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar style property offering comparable accommodation.



1/18 Shaftesbury St ESSENDON 3040 (REI)

1 1 1

Price: $327,500
Method: Private Sale
Date: 25/07/2025
Property Type: Apartment

Agent Comments

Similar style property offering comparable accommodation.



2/120 Primrose St ESSENDON 3040 (REI/VG)

1 1 1

Price: $301,000
Method: Private Sale
Date: 30/04/2025
Property Type: Unit

Agent Comments

Similar style property offering comparable accommodation. Located in the same building.

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

REIV THE DIFFERENCE | propertydata.com.au

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