

4/51 Hampton Road, Essendon West Vic 3040



2 Bed 1 Bath 2 Car
Property Type: House
Indicative Selling Price
 \$745,000
Median House Price
 08/04/2025- 07/04/2026: \$915,000

Comparable Properties



2/10 Laluma Street, ESSENDON 3040 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$734,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Villa
Agent Comments: superior location, inferior presentation, comparable size.



3/42 Arthur Street, ABERFELDIE 3040 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$765,000
Method: Private Sale
Date: 16/01/2026
Property Type: Unit
Agent Comments: Comparable location, comparable size, comparable presentation.



2/128 Deakin Street, ESSENDON 3040 (REI/VG)

2 Bed 2 Bath 2 Car
Price: \$800,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit
Agent Comments: Superior location, comparable presentation, superior size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

4/51 Hampton Road, Essendon West Vic 3040

Indicative selling price

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

Single price

\$745,000

Median sale price

Median price

\$915,000

Unit

x

Suburb

Essendon West

Period - From

08/04/2025

to

07/04/2026

Source

Property Data

Comparable property sales

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
2/10 Laluma Street, ESSENDON 3040	\$734,000	07/02/2026
3/42 Arthur Street, ABERFELDIE 3040	\$765,000	16/01/2026
2/128 Deakin Street, ESSENDON 3040	\$800,000	06/12/2025

This Statement of Information was prepared on:

08/04/2026 14:30