

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 38 Nimmo Street, Essendon Vic 3040
Including suburb and postcode

Indicative selling price

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

Range between \$3,300,000 & \$3,550,000

Median sale price

Median price \$1,871,000 Property Type House Suburb Essendon
Period - From 01/10/2025 to 31/12/2025 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	6 Lyon St ESSENDON 3040	\$3,640,000	10/10/2025
2	61 Price St ESSENDON 3040	\$3,300,000	16/09/2025
3	120 Market St ESSENDON 3040	\$3,600,000	09/08/2025

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:

28/01/2026 10:35

Nick Eres
0498 032 998
nick@whitefoxrealestate.com.au



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Property Type: House**Land Size:** 470 sqm approx

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,550,000

Median House Price

December quarter 2025: \$1,871,000

Comparable Properties

**6 Lyon St ESSENDON 3040 (REI/VG)**

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Price: \$3,640,000**Method:** Private Sale**Date:** 10/10/2025**Property Type:** House**Land Size:** 557 sqm approx

Agent Comments

**61 Price St ESSENDON 3040 (REI/VG)**

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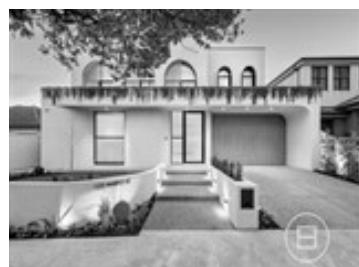
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Price: \$3,300,000**Method:** Private Sale**Date:** 16/09/2025**Property Type:** House**Land Size:** 463 sqm approx

Agent Comments

**120 Market St ESSENDON 3040 (REI/VG)**

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Price: \$3,600,000**Method:** Private Sale**Date:** 09/08/2025**Property Type:** House**Land Size:** 500 sqm approx

Agent Comments

Account - Whitefox Real Estate | P: 96459699