

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

132a Ogilvie Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,850,000 & \$1,980,000

Median sale price

Median price \$1,900,000 Property Type House Suburb Essendon

Period - From 01/01/2026 to 31/03/2026 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	18a Emerald St ESSENDON WEST 3040	\$1,850,000	31/03/2026
2	125a Ogilvie St ESSENDON 3040	\$2,135,000	28/02/2026
3	18 Lincoln Rd ESSENDON 3040	\$2,000,000	20/02/2026

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:

13/04/2026 12:49



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,980,000

Median House Price

March quarter 2026: \$1,900,000

Comparable Properties



18a Emerald St ESSENDON WEST 3040 (REI)

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Price: \$1,850,000

Method: Private Sale

Date: 31/03/2026

Property Type: House

Agent Comments

Both properties offer the same accommodation and modern internally. Inferior location for most, as further away from local amenities and lacks a pool. Superior as slightly larger land content.



125a Ogilvie St ESSENDON 3040 (REI)

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Price: \$2,135,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 470 sqm approx

Agent Comments

Both properties share the same accommodation, and on the same street - being close to local amenities. Inferior internally, Superior as slightly bigger land - both properties have adjoining walls.



18 Lincoln Rd ESSENDON 3040 (REI/VG)

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Price: \$2,000,000

Method: Sold Before Auction

Date: 20/02/2026

Property Type: House

Land Size: 369 sqm approx

Agent Comments

Superior as the property has an additional bedroom, plus newer build. Inferior as smaller land content.

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