

# 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 9/82 Richardson Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

### Median sale price

Median price \$540,000 Property Type Unit 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	3/3 Marco Polo St ESSENDON 3040	\$796,000	14/03/2026
2	3/338 Pascoe Vale Rd ESSENDON 3040	\$840,000	01/02/2026
3	5/24 Park St MOONEE PONDS 3039	\$780,000	28/11/2025

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.~~

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2 2 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$750,000 - \$820,000

**Median Unit Price**

March quarter 2026: \$540,000

## Comparable Properties



**3/3 Marco Polo St ESSENDON 3040 (REI)**

2 2 1

**Price:** \$796,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Townhouse (Res)

Agent Comments

Both properties offer a superior location for most locals, and share the same accommodation/ bathroom zones. This property is set across two levels, which may appeal to more people. Inferior as property is smaller in scale.



**3/338 Pascoe Vale Rd ESSENDON 3040 (REI/VG)**

3 3 1

**Price:** \$840,000

**Method:** Private Sale

**Date:** 01/02/2026

**Property Type:** Townhouse (Res)

Agent Comments

Both properties span across three levels, and are a modern design. Superior as the property has an additional bedroom space. Inferior as lacks additional outdoor zones.



**5/24 Park St MOONEE PONDS 3039 (REI/VG)**

2 1 1

**Price:** \$780,000

**Method:** Sold Before Auction

**Date:** 28/11/2025

**Property Type:** Townhouse (Res)

Agent Comments

Both properties have reversed living, sharing the same accommodation. Both locations are superior for most. Inferior as the property lacks an additional bathroom.

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