

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

7 Roberts Street, Essendon Vic 3040

Indicative selling price

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

Single price \$1,952,000

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	4 Glen St ESSENDON 3040	\$1,988,000	28/02/2026
2	86 Cooper St ESSENDON 3040	\$1,900,000	02/02/2026
3			

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:

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Indicative Selling Price
\$1,952,000

Median House Price
December quarter 2025: \$1,871,000



3 2 4

Property Type: House
Land Size: 562 sqm approx
Agent Comments

Comparable Properties



4 Glen St ESSENDON 3040 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,988,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)



86 Cooper St ESSENDON 3040 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,900,000
Method: Private Sale
Date: 02/02/2026
Rooms: 4
Property Type: House (Res)
Land Size: 1011 sqm approx

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.

Account - Jellis Craig | P: 03 9387 5888