

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

77 Market Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	2a Gibson Ct ESSENDON 3040	\$1,280,000	08/05/2026
2	2/44 Arthur St ABERFELDIE 3040	\$1,356,000	07/03/2026
3	1/17 Roberts St ESSENDON 3040	\$1,420,000	14/02/2026

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: 15/05/2026 14:58

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 4
  2
  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

March quarter 2026: \$540,000

Comparable Properties



2a Gibson Ct ESSENDON 3040 (REI)

 4
  2
  2

Price: \$1,280,000

Method: Private Sale

Date: 08/05/2026

Property Type: Townhouse (Single)

Agent Comments

Both properties are in an ideal location for most, offering the same accommodation and are street facing town houses.



2/44 Arthur St ABERFELDIE 3040 (REI)

 3
  3
  1

Price: \$1,356,000

Method: Sold Before Auction

Date: 07/03/2026

Property Type: House (Res)

Agent Comments

Superior internal finishes. Inferior as lacks additional bedroom space.



1/17 Roberts St ESSENDON 3040 (REI/VG)

 4
  3
  2

Price: \$1,420,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)

Land Size: 250 sqm approx

Agent Comments

Both properties offer an idea location for most. Superior finishes throughout. Same accommodation. Inferior land content.

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