

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

4 GLEN STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,655,000

Property type

House

Suburb

Essendon

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

3 SHAMROCK STREET ESSENDON VIC 3040	\$1,700,000	18-Oct-25
8 DAISY STREET ESSENDON VIC 3040	\$1,700,000	29-Oct-25
8 MACKAY STREET ESSENDON VIC 3040	\$1,800,000	06-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 06 January 2026



3 SHAMROCK STREET ESSENDON VIC 3040

3 2 2

Sold Price ^{RS} **\$1,700,000** Sold Date **18-Oct-25**

Distance **0.5km**



8 DAISY STREET ESSENDON VIC 3040

4 2 2

Sold Price

Sold Date **29-Oct-25**

Distance **0.76km**



8 MACKAY STREET ESSENDON VIC 3040

4 3 2

Sold Price ^{RS} **\$1,800,000** Sold Date **06-Dec-25**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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