

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 \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,843,000 Property Type House Suburb Essendon

Period - From 01/04/2025 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	1/17 Roberts St ESSENDON 3040	\$1,420,000	14/02/2026
2	45 Royal Av ESSENDON NORTH 3041	\$1,518,000	07/02/2026
3	72 Market St ESSENDON 3040	\$1,500,000	03/02/2026

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:

30/04/2026 15:02

Tom Donnelley
9379 2000
0468 437 258

tomdonnelley@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending March 2026: \$1,843,000



 4  2  2

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 307 sqm approx

Agent Comments

4 bedroom house

Comparable Properties



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

Newer build, offering comparable accommodation.



45 Royal Av ESSENDON NORTH 3041 (REI)

 4  1  4

Price: \$1,518,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Agent Comments

Newer build, offering comparable accommodation.

72 Market St ESSENDON 3040 (VG)

 4  -  -

Price: \$1,500,000

Method: Sale

Date: 03/02/2026

Property Type: House (Res)

Land Size: 287 sqm approx

Agent Comments

Located on the same street. New build. offering comparable accommodation.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555