

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

44 Price Street, Essendon Vic 3040

Indicative selling price

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

Single price \$1,650,000

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	1 Gilbertson St ESSENDON 3040	\$1,630,000	02/03/2026
2	3 Shamrock St ESSENDON 3040	\$1,700,000	18/10/2025
3	132 Deakin St ESSENDON 3040	\$1,555,000	11/10/2025

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.~~

This Statement of Information was prepared on:

07/04/2026 09:35



4 2 2

Property Type: House
Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price
\$1,650,000
Median House Price
December quarter 2025: \$1,871,000

Comparable Properties



1 Gilbertson St ESSENDON 3040 (REI)

3 1 4

Price: \$1,630,000
Method: Private Sale
Date: 02/03/2026
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Similar accommodation, Similar location, Similar condition



3 Shamrock St ESSENDON 3040 (REI/VG)

3 2 2

Price: \$1,700,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 508 sqm approx

Agent Comments

Similar accommodation, Similar location, Similar condition



132 Deakin St ESSENDON 3040 (REI/VG)

4 1 2

Price: \$1,555,000
Method: Private Sale
Date: 11/10/2025
Property Type: House
Land Size: 636 sqm approx

Agent Comments

Similar accommodation, Similar location, Similar condition

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