

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

22 Mary Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

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	26 Birdwood St ESSENDON NORTH 3041	\$1,650,000	27/03/2026
2	25 Nimmo St ESSENDON 3040	\$1,962,500	21/03/2026
3	157 Buckley St ESSENDON 3040	\$1,735,000	14/03/2026

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:

07/04/2026 16:25

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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

December quarter 2025: \$1,871,000



4 3 5

Property Type: House

Agent Comments

A home with heart, crafted to a premium standard and positioned in the very heart of Essendon.

Comparable Properties



26 Birdwood St ESSENDON NORTH 3041 (REI)

4 2 3

Price: \$1,650,000

Method: Sold Before Auction

Date: 27/03/2026

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Both properties have mixed textured facades. Both in ideal locations, central to local amenities. Superior as slightly bigger land content. Inferior as 4th bedroom does not have a wardrobe, and would be more practical as a three bedroom; the fourth as a living area.



25 Nimmo St ESSENDON 3040 (REI)

4 2 2

Price: \$1,962,500

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 546 sqm approx

Agent Comments

Both properties offer the same accommodation, and great pockets for local amenity access. Superior as slightly bigger land content. Inferior internally.



157 Buckley St ESSENDON 3040 (REI)

4 1 2

Price: \$1,735,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Agent Comments

Both properties offer the same accommodation and have a period style facade, which is appealing for most. Inferior as lacks additional bathroom and car storage options.

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