

29 Robb Street, Essendon Vic 3040



3 Bed 1 Bath 2 Car
Property Type: House
Land Size: 447 sqm approx
Indicative Selling Price
 \$1,750,000 - \$1,850,000
Median House Price
 Year ending December 2023:
 \$1,830,000

Comparable Properties



11 Brewster Street, Essendon 3040 (REI/VG)
4 Bed 1 Bath 2 Car
Price: \$1,925,000
Method: Sold Before Auction
Date: 22/11/2023
Property Type: House (Res)
Land Size: 617 sqm approx
Agent Comments: Brick period home, larger land size, inferior condition in need of renovation.



16 Bloom Street, Moonee Ponds 3039 (REI)
4 Bed 2 Bath - Car
Price: \$1,820,000
Method: Sold before Auction
Date: 13/02/2024
Property Type: House
Land Size: 407 sqm approx
Agent Comments: Updated hone with 4 bedroom configuration, doesn't have double garage, smaller land size.



44 Mcpherson Street, Moonee Ponds 3039 (REI/VG)
4 Bed 1 Bath 2 Car
Price: \$1,756,000
Method: Auction Sale
Date: 25/11/2023
Rooms: 5
Property Type: House (Res)
Land Size: 628 sqm approx
Agent Comments: Brick period home on larger land size in need of renovations.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

29 Robb Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,830,000 House x Suburb Essendon

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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
11 Brewster Street, ESSENDON 3040	\$1,925,000	22/11/2023
16 Bloom Street, MOONEE PONDS 3039	\$1,820,000	13/02/2024
44 Mcpherson Street, MOONEE PONDS 3039	\$1,756,000	25/11/2023

This Statement of Information was prepared on:

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