

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

18 Nicholson Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,845,000 Property Type House Suburb Essendon

Period - From 01/10/2024 to 31/12/2024 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	132 Dean St MOONEE PONDS 3039	\$1,485,000	23/12/2024
2	13 Raleigh St ESSENDON 3040	\$1,480,000	30/11/2024
3	19 Butler St ESSENDON 3040	\$1,445,000	05/10/2024

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:

31/01/2025 13:34



Property Type:
Divorce/Estate/Family Transfers
Land Size: 453 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2024: \$1,845,000

Comparable Properties



132 Dean St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,485,000
Method: Private Sale
Date: 23/12/2024
Property Type: House
Land Size: 467 sqm approx



13 Raleigh St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,480,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 520 sqm approx



19 Butler St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,445,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 439 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655