

# 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 Mary Street, Essendon, Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$1,752,500

Property type

House

Suburb

Essendon

Period - From

01/02/2024

to

31/01/2025

Source



PropTrack

### 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
59 Nimmo Street, Essendon, VIC 3040	\$2,180,000	15/11/2024
39 Nimmo Street, Essendon, VIC 3040	\$2,200,000	06/12/2024
28 Ballater Street, Essendon, VIC 3040	\$1,980,000	10/02/2025

**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: 26/02/2025