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	90 Forrester Street, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,520,000	&	\$1,670,000
hange between	\$1,520,000	α	\$1,070,000

Median sale price

Median price	\$1,845,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	58 Ida St NIDDRIE 3042	\$1,668,500	16/12/2024
2	90 Ogilvie St ESSENDON 3040	\$1,600,000	30/11/2024
3	69 Fawkner St ABERFELDIE 3040	\$1,510,000	30/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/02/2025 15:30









Rooms: 7

Property Type: House (Res) Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price \$1,520,000 - \$1,670,000 **Median House Price** December quarter 2024: \$1,845,000

Comparable Properties



58 Ida St NIDDRIE 3042 (REI)





Price: \$1,668,500 Method: Auction Sale Date: 16/12/2024

Rooms: 5

Property Type: House (Res) Land Size: 650 sqm approx **Agent Comments**







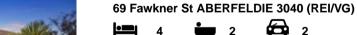




Price: \$1,600,000 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res)

Agent Comments









Agent Comments

Price: \$1,510,000

Method: Sold Before Auction

Date: 30/10/2024

Property Type: House (Res) Land Size: 564 sqm approx

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





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