

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

90 Forrester Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,520,000

&

\$1,670,000

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	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 comparable properties 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



 4  1  2

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)

[Agent Comments](#)

 4  2  -

Price: \$1,668,500
Method: Auction Sale
Date: 16/12/2024
Rooms: 5
Property Type: House (Res)
Land Size: 650 sqm approx



90 Ogilvie St ESSENDON 3040 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,600,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)



69 Fawkner St ABERFELDIE 3040 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,510,000
Method: Sold Before Auction
Date: 30/10/2024
Property Type: House (Res)
Land Size: 564 sqm approx

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