

# 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

1/3 Morton 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 \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,843,000

Property Type House

Suburb Essendon

Period - From 01/04/2025

to

31/03/2026

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 | 25a King St ESSENDON 3040          | \$1,450,000 | 24/04/2026   |
| 2 | 15a Vaux St PASCOE VALE SOUTH 3044 | \$1,382,500 | 28/02/2026   |
| 3 | 4/7 Overman Ct ESSENDON 3040       | \$1,350,000 | 31/01/2026   |

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:

30/06/2026 10:57

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3 2 1

**Rooms:** 5  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 280 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
Year ending March 2026: \$1,843,000

## Comparable Properties



**25a King St ESSENDON 3040 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,450,000  
**Method:** Sale  
**Date:** 24/04/2026  
**Property Type:** House (Res)  
**Land Size:** 213 sqm approx



**15a Vaux St PASCOE VALE SOUTH 3044 (REI/VG)**

**Agent Comments**

4 3 1

**Price:** \$1,382,500  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 249 sqm approx



**4/7 Overman Ct ESSENDON 3040 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** Townhouse (Single)