

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 Brewster Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$1,875,000

Property Type

House

Suburb

Essendon

Period - From

01/07/2025

to

30/09/2025

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	26 Grammar St STRATHMORE 3041	\$1,930,000	13/09/2025
2	3 Magdala Av STRATHMORE 3041	\$1,925,000	23/08/2025
3	19 Newhall Av MOONEE PONDS 3039	\$1,910,000	12/07/2025

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:

27/11/2025 14:21

1 Brewster Street, Essendon Vic 3040

WHITEFOX

Patrick Tilli
0413 083 735
paddy@whitefoxrealestate.com.au



 3  1  2

Property Type:
Agent Comments

Indicative Selling Price
\$1,900,000

Median House Price
September quarter 2025: \$1,875,000

Comparable Properties



26 Grammar St STRATHMORE 3041 (REI)

Agent Comments

 3  2  2

Price: \$1,930,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 664 sqm approx



3 Magdala Av STRATHMORE 3041 (REI)

Agent Comments

 4  4  2

Price: \$1,925,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 961 sqm approx



19 Newhall Av MOONEE PONDS 3039 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,910,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 572 sqm approx

Account - Whitefox Real Estate | P: 96459699



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