Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1 Brewster Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$1,875,000	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	42 Elder Pde ESSENDON 3040	\$1,721,000	25/10/2025
2	3 Shamrock St ESSENDON 3040	\$1,700,000	18/10/2025
3	8 Hillsyde Pde STRATHMORE 3041	\$1,740,000	04/06/2025

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:	30/10/2025 17:06



WHITEFOX

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Indicative Selling Price \$1,700,000 - \$1,800,000 **Median House Price** September quarter 2025: \$1,875,000





Comparable Properties



42 Elder Pde ESSENDON 3040 (REI)

Price: \$1,721,000 Method: Auction Sale Date: 25/10/2025

Property Type: Land (Res) Land Size: 517 sqm approx **Agent Comments**



3 Shamrock St ESSENDON 3040 (REI)

Agent Comments

Price: \$1,700,000 Method: Auction Sale Date: 18/10/2025

Property Type: House (Res) Land Size: 508 sqm approx



8 Hillsyde Pde STRATHMORE 3041 (REI/VG)

Price: \$1,740,000

Method: Sold Before Auction

Date: 04/06/2025

Property Type: House (Res) Land Size: 651 sqm approx **Agent Comments**

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