

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

113 Roberts Street, Essendon Vic 3040

Indicative selling price

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

Single price \$3,500,000

Median sale price

Median price \$1,758,750

Property Type House

Suburb Essendon

Period - From 13/12/2024

to 12/12/2025

Source Property Data

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	51 Richardson St ESSENDON 3040	\$3,600,000	15/09/2025
2			
3			

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:

13/12/2025 12:35



Property Type:
Agent Comments

Indicative Selling Price
\$3,500,000
Median House Price
13/12/2024 - 12/12/2025: \$1,758,750

Comparable Properties



51 Richardson St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$3,600,000
Method: Private Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 927 sqm approx

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.

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