

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

168 Napier Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$2,595,000

Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

Essendon

Period - From

08/07/2024

to

07/07/2025

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	3 Head St STRATHMORE 3041	\$2,560,000	24/05/2025
2	7a Tweedside St ESSENDON 3040	\$2,540,000	17/05/2025
3	51 Roberts St ESSENDON 3040	\$2,560,000	12/04/2025

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:

08/07/2025 08:45



4 3 4

Property Type: House
Land Size: 688 sqm approx
Agent Comments

Indicative Selling Price
\$2,595,000
Median House Price
08/07/2024 - 07/07/2025: \$1,660,000

Comparable Properties



3 Head St STRATHMORE 3041 (REI)

Agent Comments

6 3 2

Price: \$2,560,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx

7a Tweedside St ESSENDON 3040 (REI)

Agent Comments

5 2 4

Price: \$2,540,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 726 sqm approx



51 Roberts St ESSENDON 3040 (REI/VG)

Agent Comments

4 2 2

Price: \$2,560,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 815 sqm approx

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