Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/2 Glass Street, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$819,500	Pro	perty Type	Townhouse		Suburb	Essendon
Period - From	20/10/2024	to	19/10/2025		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

Add	dress of comparable property	Price	Date of sale
1	208/95 Buckley St MOONEE PONDS 3039	\$747,000	08/10/2025
2	4/39 King St ESSENDON 3040	\$730,000	21/08/2025
3	19/947 Mt Alexander Rd ESSENDON 3040	\$700,000	02/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/10/2025 09:47









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$700,000 - \$770,000 **Median Townhouse Price** 20/10/2024 - 19/10/2025: \$819,500

Comparable Properties



208/95 Buckley St MOONEE PONDS 3039 (REI)

Price: \$747,000 Method: Private Sale Date: 08/10/2025 Rooms: 3

Property Type: Apartment

Agent Comments



4/39 King St ESSENDON 3040 (REI)

2

Agent Comments

Price: \$730,000 Method: Private Sale Date: 21/08/2025

Property Type: Townhouse (Single)



19/947 Mt Alexander Rd ESSENDON 3040 (VG)

Price: \$700,000 Method: Sale Date: 02/06/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



