

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

2/2 Glass Street, Essendon Vic 3040

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$819,500

Property 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	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 comparable properties 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



2 2 1

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)

Agent Comments

2 2 2

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



4/39 King St ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$730,000
Method: Private Sale
Date: 21/08/2025
Property Type: Townhouse (Single)



19/947 Mt Alexander Rd ESSENDON 3040 (VG)

Agent Comments

1 - -

Price: \$700,000
Method: Sale
Date: 02/06/2025
Property Type: Flat/Unit/Apartment (Res)