

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

22 PETERLEIGH GROVE ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

Suburb

Essendon

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

27 MACKAY STREET ESSENDON VIC 3040	\$2,430,000	06-Dec-25
93 PARK STREET MOONEE PONDS VIC 3039	\$2,300,000	05-Nov-25
10 ST KINNORD STREET ABERFELDIE VIC 3040	\$2,315,000	22-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 04 March 2026


**27 MACKAY STREET ESSENDON
VIC 3040**
 3  2  1

Sold Price

\$2,430,000

Sold Date

06-Dec-25

Distance

0.52km

**93 PARK STREET MOONEE PONDS
VIC 3039**
 3  1  2

Sold Price

\$2,300,000

Sold Date

05-Nov-25

Distance

1.65km

**10 ST KINNORD STREET
ABERFELDIE VIC 3040**
 4  2  2

Sold Price

\$2,315,000

Sold Date

22-Nov-25

Distance

1.92km
RS = Recent sale

UN = Undisclosed Sale

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