

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

23 Ogilvie Street, Essendon Vic 3040

Indicative selling price

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

Range between \$3,550,000

&

\$3,850,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Essendon

Period - From 01/04/2025

to

30/06/2025

Source REIV

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	7 Beatrice Av ABERFELDIE 3040	\$3,660,000	11/06/2025
2	18a Roberts St ESSENDON 3040	\$3,690,000	12/04/2025
3	10A Ballater St ESSENDON 3040	\$3,625,000	01/03/2025

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:

15/08/2025 12:35

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4 3 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,550,000 - \$3,850,000

Median House Price

June quarter 2025: \$1,700,000

Comparable Properties



7 Beatrice Av ABERFELDIE 3040 (REI)

Agent Comments

5 2 2

Price: \$3,660,000

Method: Auction Sale

Date: 11/06/2025

Property Type: House (Res)

Land Size: 613 sqm approx



18a Roberts St ESSENDON 3040 (REI)

Agent Comments

4 3 4

Price: \$3,690,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House

Land Size: 528 sqm approx



10A Ballater St ESSENDON 3040 (REI/VG)

Agent Comments

3 7 7

Price: \$3,625,000

Method: Private Sale

Date: 01/03/2025

Rooms: 5

Property Type: House (Res)

Land Size: 465 sqm approx

Account - Whitefox Real Estate | P: 96459699