

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 24 Mary 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 \$2,700,000 & \$2,970,000

Median sale price

Median price	\$1,871,000	Property Type	House	Suburb	Essendon
Period - From	01/10/2025	to	31/12/2025	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	74 Roberts St ESSENDON 3040	\$2,950,000	10/11/2025
2	23 Ogilvie St ESSENDON 3040	\$3,160,000	06/11/2025
3	9 King St ESSENDON 3040	\$2,885,000	09/10/2025

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:

15/01/2026 11:44

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Property Type: House (Res)

Land Size: 661 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price

December quarter 2025: \$1,871,000

Comparable Properties



74 Roberts St ESSENDON 3040 (REI)



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4

Agent Comments

Price: \$2,950,000

Method: Sold Before Auction

Date: 10/11/2025

Property Type: House (Res)

Land Size: 506 sqm approx



23 Ogilvie St ESSENDON 3040 (REI)



4



3



3

Agent Comments

Price: \$3,160,000

Method: Sold Before Auction

Date: 06/11/2025

Property Type: House



9 King St ESSENDON 3040 (REI/VG)



4



3



2

Agent Comments

Price: \$2,885,000

Method: Private Sale

Date: 09/10/2025

Property Type: House

Land Size: 326 sqm approx

Account - Whitefox Real Estate | P: 96459699