

# 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

24 Mary Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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:

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3 1 3

**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)**

Agent Comments

5 4 4

**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)**

Agent Comments

4 3 3

**Price:** \$3,160,000

**Method:** Sold Before Auction

**Date:** 06/11/2025

**Property Type:** House



**9 King St ESSENDON 3040 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$2,885,000

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** House

**Land Size:** 326 sqm approx