

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

26 Ogilvie Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,550,000 & \$1,600,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Essendon

Period - From 01/01/2025 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	52 Garnet St NIDDRIE 3042	\$1,636,000	20/09/2025
2	30 View St ESSENDON WEST 3040	\$1,610,000	20/09/2025
3	42 Mccracken St ESSENDON 3040	\$1,645,000	06/09/2025

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:

12/02/2026 11:05



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,600,000
Median House Price
Year ending December 2025: \$1,800,000

Comparable Properties



52 Garnet St NIDDRIE 3042 (REI/VG)

Agent Comments



Price: \$1,636,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 846 sqm approx



30 View St ESSENDON WEST 3040 (REI/VG)

Agent Comments



Price: \$1,610,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 558 sqm approx



42 Mccracken St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,645,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 566 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655