

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

3/25 GRICE CRESCENT 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

or range
between

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

Other

Suburb

Essendon

Period-from

01 Nov 2024

to

31 Oct 2025

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

4/9 ARDOCH STREET ESSENDON VIC 3040	\$835,000	31-May-25
2/9 BALMORAL STREET ESSENDON VIC 3040	\$807,000	09-May-25
1/16 FITZGERALD ROAD ESSENDON VIC 3040	\$815,000	12-Aug-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 November 2025



**4/9 ARDOCH STREET ESSENDON
VIC 3040**

 3  1  1

Sold Price

\$835,000

Sold Date

31-May-25

Distance

0.26km



**2/9 BALMORAL STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price

\$807,000

Sold Date

09-May-25

Distance

1km



**1/16 FITZGERALD ROAD
ESSENDON VIC 3040**

 2  1  2

Sold Price

\$815,000

Sold Date

12-Aug-25

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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