

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 Cudmore Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,600,000

&

\$2,700,000

Median sale price

Median price \$1,715,000

Property Type House

Suburb Essendon

Period - From 01/10/2024

to

30/09/2025

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	20 Beatrice Av ABERFELDIE 3040	\$2,770,000	20/11/2025
2	25 Holyrood Av STRATHMORE 3041	\$2,600,000	22/10/2025
3	84 Hedderwick St ESSENDON 3040	\$2,851,000	18/10/2025

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:

11/12/2025 06:29



Property Type:
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,700,000
Median House Price
Year ending September 2025: \$1,715,000

Comparable Properties



20 Beatrice Av ABERFELDIE 3040 (REI)

Agent Comments



Price: \$2,770,000
Method: Private Sale
Date: 20/11/2025
Property Type: House (Res)



25 Holyrood Av STRATHMORE 3041 (REI)

Agent Comments



Price: \$2,600,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: House (Res)
Land Size: 604 sqm approx



84 Hedderwick St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$2,851,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 683 sqm approx

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