Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3 Cudmore 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 \$2,600,000	&	\$2,700,000
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Median sale price

Median price	\$1,715,000	Pro	perty 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

7,01	aress of comparable property	1 1100	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



Date of sale











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)

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Price: \$2,770,000 **Method:** Private Sale **Date:** 20/11/2025

Property Type: House (Res)

Agent Comments



25 Holyrood Av STRATHMORE 3041 (REI)

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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)

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Agent Comments

Price: \$2,851,000 Method: Auction Sale Date: 18/10/2025

Property Type: House (Res) **Land Size:** 683 sqm approx

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





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