

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

34 Afton Street, Essendon West Vic 3040

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Essendon West

Period - From

10/11/2024

to

09/11/2025

Source

Property Data

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	132 Deakin St ESSENDON 3040	\$1,555,000	11/10/2025
2	8A Scotia St MOONEE PONDS 3039	\$1,560,000	29/08/2025
3	122 Hoffmans Rd ESSENDON 3040	\$1,600,000	16/07/2025

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:

10/11/2025 15:55



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
10/11/2024 - 09/11/2025: \$1,405,000

Comparable Properties



132 Deakin St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,555,000
Method: Private Sale
Date: 11/10/2025
Property Type: House
Land Size: 636 sqm approx



8A Scotia St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,560,000
Method: Private Sale
Date: 29/08/2025
Property Type: House
Land Size: 796 sqm approx



122 Hoffmans Rd ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 16/07/2025
Property Type: House
Land Size: 790 sqm approx

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