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
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Median sale price

Median price	\$1,405,000	Pro	perty 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
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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)

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



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)





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

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





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