

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

35 Deakin Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,700,000 & \$2,950,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Essendon

Period - From 01/04/2025 to 30/06/2025 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	22 Emerald St ESSENDON WEST 3040	\$2,735,000	04/06/2025
2	42 King St ESSENDON 3040	\$3,225,000	29/04/2025
3	10a Graves St ESSENDON 3040	\$2,765,000	27/03/2025

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:

15/07/2025 08:32

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 4  3  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,950,000

Median House Price

June quarter 2025: \$1,700,000

Comparable Properties



22 Emerald St ESSENDON WEST 3040 (REI)

Agent Comments

 4  4  3

Price: \$2,735,000

Method: Private Sale

Date: 04/06/2025

Property Type: House



42 King St ESSENDON 3040 (REI/VG)

Agent Comments

 4  3  3

Price: \$3,225,000

Method: Sold Before Auction

Date: 29/04/2025

Property Type: House (Res)

Land Size: 435 sqm approx

10a Graves St ESSENDON 3040 (VG)

Agent Comments

 5  -  -

Price: \$2,765,000

Method: Sale

Date: 27/03/2025

Property Type: House (Res)

Land Size: 429 sqm approx

Account - Whitefox Real Estate | P: 96459699



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