

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

38 Afton Street, Essendon West Vic 3040

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,675,000

Property Type House

Suburb Essendon West

Period - From 01/07/2024

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	131 Deakin St ESSENDON 3040	\$1,541,000	02/07/2025
2	86a Price St ESSENDON 3040	\$1,635,000	21/02/2025
3	35A Nimmo St ESSENDON 3040	\$1,667,500	19/07/2025

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:

06/08/2025 15:18



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Property Type:
Divorce/Estate/Family Transfers
Land Size: House sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
Year ending June 2025: \$1,675,000

Comparable Properties



131 Deakin St ESSENDON 3040 (REI)

Agent Comments

4 3 2

Price: \$1,541,000
Method: Private Sale
Date: 02/07/2025
Property Type: Townhouse (Single)



86a Price St ESSENDON 3040 (REI/VG)

Agent Comments

4 3 3

Price: \$1,635,000
Method: Private Sale
Date: 21/02/2025
Property Type: House
Land Size: 266 sqm approx



35A Nimmo St ESSENDON 3040 (REI)

Agent Comments

4 2 2

Price: \$1,667,500
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)