

# 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 Nimmo Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$1,871,000 Property Type House Suburb Essendon

Period - From 01/10/2025 to 31/12/2025 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	23 Ogilvie St ESSENDON 3040	\$3,160,000	06/11/2025
2	6 Lyon St ESSENDON 3040	\$3,640,000	10/10/2025
3	61 Price St ESSENDON 3040	\$3,300,000	16/09/2025

**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:

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5   3   4

**Property Type:** House  
**Land Size:** 470 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
December quarter 2025: \$1,871,000

## Comparable Properties



**23 Ogilvie St ESSENDON 3040 (REI/VG)**

**Agent Comments**

4   3   3

**Price:** \$3,160,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2025  
**Property Type:** House  
**Land Size:** 502 sqm approx



**6 Lyon St ESSENDON 3040 (REI/VG)**

**Agent Comments**

5   4   3

**Price:** \$3,640,000  
**Method:** Private Sale  
**Date:** 10/10/2025  
**Property Type:** House  
**Land Size:** 557 sqm approx



**61 Price St ESSENDON 3040 (REI/VG)**

**Agent Comments**

4   3   4

**Price:** \$3,300,000  
**Method:** Private Sale  
**Date:** 16/09/2025  
**Property Type:** House  
**Land Size:** 463 sqm approx

Account - Whitefox Real Estate | P: 96459699



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