# 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	38 Nimmo Street, Essendon Vic 3040
postcode	

#### Indicative selling price

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

Range between	\$3,450,000	&	\$3,650,000

#### Median sale price

Median price	\$1,875,000	Pro	perty Type	House		Suburb	Essendon
Period - From	01/07/2025	to	30/09/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	6 Lyon St ESSENDON 3040	\$3,640,000	10/10/2025
2	61 Price St ESSENDON 3040	\$3,300,000	16/09/2025
3	120 Market St ESSENDON 3040	\$3,600,000	09/08/2025

#### 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:	07/11/2025 15:21



#### WHITEFOX

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**Indicative Selling Price** \$3,450,000 - \$3,650,000 **Median House Price** September quarter 2025: \$1,875,000





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

# Comparable Properties



6 Lyon St ESSENDON 3040 (REI)

Price: \$3,640,000 Method: Private Sale Date: 10/10/2025 Property Type: House **Agent Comments** 



61 Price St ESSENDON 3040 (REI)

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



120 Market St ESSENDON 3040 (REI/VG)

Price: \$3,600,000

Method: Private Sale Date: 09/08/2025 Property Type: House

Land Size: 500 sqm approx

**Agent Comments** 

Account - Whitefox Real Estate | P: 96459699



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