

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

41 Mccarron Parade, Essendon Vic 3040

Indicative selling price

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

Range between

\$2,900,000

&

\$3,190,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Essendon

Period - From

24/09/2024

to

23/09/2025

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	20 Warner St ESSENDON 3040	\$3,150,000	28/08/2025
2	46 Market St ESSENDON 3040	\$3,040,000	23/08/2025
3	4 Blair St MOONEE PONDS 3039	\$3,105,000	05/07/2025

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:

24/09/2025 12:17



 3  1  0

Rooms: 6
Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
24/09/2024 - 23/09/2025: \$1,700,000

Comparable Properties



20 Warner St ESSENDON 3040 (REI)

Agent Comments

 5  3  3

Price: \$3,150,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 648 sqm approx



46 Market St ESSENDON 3040 (REI)

Agent Comments

 5  2  4

Price: \$3,040,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 503 sqm approx



4 Blair St MOONEE PONDS 3039 (REI)

Agent Comments

 5  3  5

Price: \$3,105,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 773 sqm approx

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