Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

postcode	Including suburb and	41 Mccarron Parade, Essendon Vic 3040
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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	Pro	perty 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.

Ad	dress 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









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)

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



46 Market St ESSENDON 3040 (REI)

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Agent Comments

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)

Price: \$3,105,000 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 773 sqm approx **Agent Comments**

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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