

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

5 CRISP STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,875,000

&

\$3,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Essendon

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

6 CURTIS STREET ESSENDON VIC 3040	\$3,250,000	03-Apr-25
61 SPENCER STREET ESSENDON VIC 3040	\$3,400,000	16-Feb-25
35 TWEEDSIDE STREET ESSENDON VIC 3040	\$3,195,000	29-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 05 August 2025



6 CURTIS STREET ESSENDON VIC 3040

 2  3  2

Sold Price

\$3,250,000

Sold Date

03-Apr-25

Distance

0.78km



61 SPENCER STREET ESSENDON VIC 3040

 4  2  2

Sold Price

\$3,400,000

Sold Date

16-Feb-25

Distance

1.2km



35 TWEEDSIDE STREET ESSENDON VIC 3040

 5  2  2

Sold Price

^{RS} **\$3,195,000**

Sold Date

29-Mar-25

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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