

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

72 FITZGERALD ROAD 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Essendon

Period-from

01 Mar 2025

to

28 Feb 2026

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

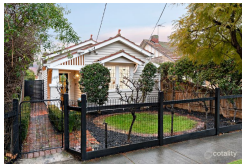
Date of sale

47 BENT STREET MOONEE PONDS VIC 3039	\$1,402,500	29-Nov-25
1 SHERBOURNE STREET ESSENDON VIC 3040	\$1,435,000	18-Oct-25
129 WHITBY STREET BRUNSWICK WEST VIC 3055	\$1,460,000	05-Nov-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: 24 March 2026



**47 BENT STREET MOONEE PONDS
VIC 3039**

 3
  2
  1

Sold Price

\$1,402,500

Sold Date

29-Nov-25

Distance

1.13km



**1 SHERBOURNE STREET
ESSENDON VIC 3040**

 4
  3
  1

Sold Price

\$1,435,000

Sold Date

18-Oct-25

Distance

1.22km



**129 WHITBY STREET BRUNSWICK
WEST VIC 3055**

 4
  3
  2

Sold Price

\$1,460,000

Sold Date

05-Nov-25

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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