## 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	9 Lincoln Road, Essendon Vic 3040
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,600,000	&	\$2,800,000
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#### Median sale price

Median price	\$1,715,000	Pro	perty Type	House		Suburb	Essendon
Period - From	01/10/2024	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.

# Address of comparable property Price

1	27 Raleigh St ESSENDON 3040	\$2,642,500	06/09/2025
2	59 King St ESSENDON 3040	\$2,725,000	29/07/2025
3	34 Braemar St ESSENDON 3040	\$2,650,000	12/05/2025

#### 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:	29/10/2025 15:28



Date of sale











**Property Type:** House **Land Size:** 549 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price

Year ending September 2025: \$1,715,000

# Comparable Properties



27 Raleigh St ESSENDON 3040 (REI)







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**Agent Comments** 

**Price:** \$2,642,500 **Method:** Auction Sale **Date:** 06/09/2025

**Property Type:** House (Res) **Land Size:** 920 sqm approx



59 King St ESSENDON 3040 (REI)

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**Agent Comments** 

Price: \$2,725,000 Method: Private Sale Date: 29/07/2025 Property Type: House Land Size: 823 sqm approx



34 Braemar St ESSENDON 3040 (REI)

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Price: \$2,650,000

Method: Sold Before Auction

Date: 12/05/2025

Property Type: House (Res) Land Size: 953 sqm approx Agent Comments

Account - VICPROP | P: 03 8888 1011





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