

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

1/3 Queen Street, Essendon Vic 3040

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$846,000

Property Type Townhouse

Suburb Essendon

Period - From 20/03/2025

to

19/03/2026

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	2/12 Treadwell Rd ESSENDON NORTH 3041	\$620,000	26/02/2026
2	8/5 Queen St ESSENDON 3040	\$670,000	21/02/2026
3	9/6 Winifred St ESSENDON 3040	\$640,000	23/01/2026

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:

20/03/2026 09:32

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Indicative Selling Price

\$590,000 - \$649,000

Median Townhouse Price

20/03/2025 - 19/03/2026: \$846,000



2 2 1

Property Type: Strata Unit/Flat**Land Size:** 125 sqm approx**Agent Comments**

The property is a dual level reverse style townhouse at the front of the complex in an excellent location close to amenities.

Comparable Properties

**2/12 Treadwell Rd ESSENDON NORTH 3041 (REI)**

2 2 1

Price: \$620,000**Method:** Private Sale**Date:** 26/02/2026**Property Type:** Townhouse (Single)**Agent Comments**

Both properties have a very similar floorplan. It is superior in that it is not across the road from a pub, however inferior in that it is slightly smaller, in the middle of the complex and required a fair amount of work.

**8/5 Queen St ESSENDON 3040 (REI)**

3 2 1

Price: \$670,000**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** Townhouse (Res)**Agent Comments**

The properties are similar in floorplan and location. The property is superior as it has modern finishes and a courtyard. It is inferior in that it is in the middle of the complex.

**9/6 Winifred St ESSENDON 3040 (REI)**

2 2 1

Price: \$640,000**Method:** Private Sale**Date:** 23/01/2026**Property Type:** Townhouse (Res)**Agent Comments**

The properties are similar in floorplan. The property is superior as it has modern finishes and slightly better location. It is inferior in that it is in the middle of the complex and a smaller land size.

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