

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 Kilmartin Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,871,000

Property Type House

Suburb Essendon

Period - From 01/10/2025

to 31/12/2025

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	Date of sale
1	8 Daisy St ESSENDON 3040	\$1,700,000	29/10/2025
2	53a Roland Av STRATHMORE 3041	\$1,635,000	22/10/2025
3	5 Mcphail St ESSENDON 3040	\$1,680,000	16/10/2025

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:

17/03/2026 09:19



4 3 2

Property Type: House (Res)

Agent Comments

Near new townhome

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$1,871,000

Comparable Properties



8 Daisy St ESSENDON 3040 (REI/VG)

4 2 2

Price: \$1,700,000

Method: Auction Sale

Date: 29/10/2025

Property Type: House (Res)

Land Size: 307 sqm approx

Agent Comments

Same location, similar accommodation, similar land size



53a Roland Av STRATHMORE 3041 (REI/VG)

4 2 2

Price: \$1,635,000

Method: Private Sale

Date: 22/10/2025

Property Type: House

Land Size: 320 sqm approx

Agent Comments

Neighbouring suburb, same accommodation, modern



5 Mcphail St ESSENDON 3040 (REI/VG)

4 3 2

Price: \$1,680,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res)

Land Size: 255 sqm approx

Agent Comments

Same location, same accommodation, similar condition