

## 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

109 MCCRACKEN STREET ESSENDON VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,708,000

Property type

House

Suburb

Essendon

Period-from

01 Apr 2025

to

31 Mar 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 140 ROBERTS STREET ESSENDON VIC 3040   | \$2,050,000 | 13-Dec-25 |
| 52 MARKET STREET ESSENDON VIC 3040     | -           | 24-Oct-25 |
| 60 GLENBERVIE ROAD STRATHMORE VIC 3041 | \$1,960,000 | 24-Oct-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: 08 April 2026


**140 ROBERTS STREET ESSENDON  
VIC 3040**

 3
  1
  2

Sold Price

**\$2,050,000**

Sold Date

**13-Dec-25**

Distance

**0.34km**

**52 MARKET STREET ESSENDON  
VIC 3040**

 3
  1
  3

Sold Price

RS UN

Sold Date

**24-Oct-25**

Distance

**0.09km**

**60 GLENBERVIE ROAD  
STRATHMORE VIC 3041**

 3
  -
  -

Sold Price

**\$1,960,000**

Sold Date

**24-Oct-25**

Distance

**0.88km**

**56 PRICE STREET ESSENDON VIC  
3040**

 4
  2
  1

Sold Price

**\$2,165,000**

Sold Date

**18-Oct-25**

Distance

**0.95km**

RS = Recent sale

UN = Undisclosed Sale

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