

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

11/38 Lawson Street, Essendon Vic 3040

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Essendon

Period - From 01/04/2025

to

31/03/2026

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	1/38 Lawson St ESSENDON 3040	\$650,000	09/04/2026
2	2/38 Lawson St ESSENDON 3040	\$645,000	19/02/2026
3	4/14a Bent St BRUNSWICK WEST 3055	\$660,000	20/11/2025

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:

08/05/2026 09:31

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending March 2026: \$550,000

Comparable Properties

**1/38 Lawson St ESSENDON 3040 (REI)**

Agent Comments

**Price:** \$650,000**Method:** Private Sale**Date:** 09/04/2026**Property Type:** Townhouse (Res)**2/38 Lawson St ESSENDON 3040 (REI)**

Agent Comments

**Price:** \$645,000**Method:** Private Sale**Date:** 19/02/2026**Property Type:** Townhouse (Res)**4/14a Bent St BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments

**Price:** \$660,000**Method:** Private Sale**Date:** 20/11/2025**Property Type:** Apartment

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