

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

149 Ogilvie Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,857,500

Property Type House

Suburb Essendon

Period - From 09/07/2025

to

08/07/2026

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	25 Nimmo St ESSENDON 3040	\$1,962,500	21/03/2026
2			
3			

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:

09/07/2026 12:12

Joe Vicino
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Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

09/07/2025 - 08/07/2026: \$1,857,500



4 3 2

Property Type: House

Agent Comments

4 bed 3 bath 2 car garage Brick home built 20 years ago Period reproduction style
Extremely large and in great condition

Comparable Properties



25 Nimmo St ESSENDON 3040 (REI/VG)

4 2 2

Price: \$1,962,500

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 546 sqm approx

Agent Comments

Similar location, with similar accommodation. Same style of property.

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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