

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

186 Napier Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,900,000

Property Type House

Suburb Essendon

Period - From 01/01/2026

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	73 Glass St ESSENDON 3040	\$1,695,000	18/04/2026
2	1 Kalimna St ESSENDON 3040	\$1,700,000	04/04/2026
3	1 Wright St ESSENDON 3040	\$1,500,000	27/03/2026

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:

09/06/2026 13:59

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2026: \$1,900,000



4
 2
 2

Property Type: House (Res)**Land Size:** 543 sqm approx**Agent Comments**

Picture perfect family home in a prime location.

Comparable Properties

**73 Glass St ESSENDON 3040 (REI)**

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Price: \$1,695,000**Method:** Auction Sale**Date:** 18/04/2026**Property Type:** House (Res)**Land Size:** 501 sqm approx**Agent Comments**

Both properties are in comparable locations, being close to local amenities. Offer the same accommodation and bathroom zones. Inferior land content. More off-street parking.

**1 Kalimna St ESSENDON 3040 (REI/VG)**

4
 3
 4

Price: \$1,700,000**Method:** Private Sale**Date:** 04/04/2026**Property Type:** House**Land Size:** 511 sqm approx**Agent Comments**

Both properties share an ideal location and offer the same accommodation. Superior as the property has an additional lounge space. Inferior land content.

**1 Wright St ESSENDON 3040 (REI)**

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 1
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Price: \$1,500,000**Method:** Sold Before Auction**Date:** 27/03/2026**Property Type:** House (Res)**Land Size:** 540 sqm approx**Agent Comments**

Both properties are on comparable land content, and both in close proximity. Inferior as lacks additional bedroom space/ older internally.

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