

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

18a Sapphire Street, Essendon West Vic 3040

Indicative selling price

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

Range between

\$1,725,000

&

\$1,850,000

Median sale price

Median price

\$1,128,000

Property Type

Townhouse

Suburb

Essendon West

Period - From

07/09/2025

to

06/09/2026

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	56a Haldane Rd NIDDRIE 3042	\$1,775,000	14/06/2026
2	1/19 Afton St ABERFELDIE 3040	\$1,700,000	30/04/2026
3	18a Emerald St ESSENDON WEST 3040	\$1,850,000	31/03/2026

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:

07/09/2026 15:16



Property Type: Townhouse

Agent Comments

Brand new build.

Comparable Properties



56a Haldane Rd NIDDRIE 3042 (REI)



Price: \$1,775,000

Method: Sold Before Auction

Date: 14/06/2026

Property Type: House (Res)

Agent Comments

Similar style property offering comparable accommodation.



1/19 Afton St ABERFELDIE 3040 (REI/VG)



Price: \$1,700,000

Method: Private Sale

Date: 30/04/2026

Property Type: House (Res)

Agent Comments

Inferior land size, offering comparable accommodation.



18a Emerald St ESSENDON WEST 3040 (REI/VG)



Price: \$1,850,000

Method: Private Sale

Date: 31/03/2026

Property Type: House

Land Size: 364 sqm approx

Agent Comments

Within close proximity to the property offering comparable accommodation