

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

19 View Street, Essendon West Vic 3040

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,505,000

Property Type House

Suburb Essendon West

Period - From 01/07/2025

to

30/06/2026

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	29 Arthur St ABERFELDIE 3040	\$1,715,000	16/05/2026
2	46 Jackson St NIDDRIE 3042	\$1,680,000	11/04/2026
3	1 Gilbertson St ESSENDON 3040	\$1,630,000	02/03/2026

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:

01/07/2026 11:07



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Rooms: 7**Property Type:** House (Res)**Land Size:** 602 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

01/07/2025 - 30/06/2026: \$1,505,000

Comparable Properties

**29 Arthur St ABERFELDIE 3040 (REI)**

Agent Comments

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Price: \$1,715,000**Method:** Auction Sale**Date:** 16/05/2026**Property Type:** House (Res)**Land Size:** 706 sqm approx**46 Jackson St NIDDRIE 3042 (REI)**

Agent Comments

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Price: \$1,680,000**Method:** Auction Sale**Date:** 11/04/2026**Property Type:** Land (Res)**Land Size:** 658 sqm approx**1 Gilbertson St ESSENDON 3040 (REI)**

Agent Comments

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Price: \$1,630,000**Method:** Private Sale**Date:** 02/03/2026**Property Type:** House (Res)**Land Size:** 652 sqm approx