

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

2/134 OGILVIE STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

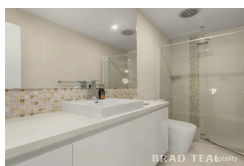
2/158 SPENCER STREET ESSENDON VIC 3040	\$1,120,000	17-Apr-26
3/142 COOPER STREET ESSENDON VIC 3040	\$1,010,000	21-Mar-26
27A GREVILLE STREET ESSENDON NORTH VIC 3041	\$1,200,000	25-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 31 July 2026

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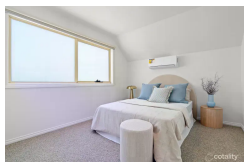


**2/158 SPENCER STREET
ESSENDON VIC 3040**

 3  2  2

Sold Price **\$1,120,000** Sold Date **17-Apr-26**

Distance **0.15km**



**3/142 COOPER STREET ESSENDON
VIC 3040**

 3  2  2

Sold Price **\$1,010,000** Sold Date **21-Mar-26**

Distance **0.53km**



**27A GREVILLE STREET ESSENDON
NORTH VIC 3041**

 2  1  1

Sold Price **\$1,200,000** Sold Date **25-Mar-26**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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