

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 Alfred Road, Essendon Vic 3040

Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

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	5 Noble Av STRATHMORE 3041	\$3,250,000	30/05/2026
2	9 Garden St ESSENDON 3040	\$3,100,000	23/05/2026
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:

02/07/2026 09:29



4 3 4

Property Type: House
Land Size: 600 sqm approx
Agent Comments
Brand new home

Indicative Selling Price
\$3,300,000 - \$3,600,000
Median House Price
March quarter 2026: \$1,900,000

Comparable Properties



5 Noble Av STRATHMORE 3041 (REI)

4 3 5

Price: \$3,250,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

Agent Comments

Near new home comprising comparable accommodation, on a smaller land holding



9 Garden St ESSENDON 3040 (REI)

4 3 4

Price: \$3,100,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)

Agent Comments

Near new home comprising comparable accommodation, on a smaller land holding

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.

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