

# 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

20 Shaftesbury Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,750,000

&

\$1,925,000

### 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 | 2 Schofield St ESSENDON 3040   | \$1,900,000 | 01/06/2026   |
| 2 | 25 Spencer St ESSENDON 3040    | \$1,765,000 | 19/05/2026   |
| 3 | 3 Holyrood Av STRATHMORE 3041  | \$1,800,000 | 02/05/2026   |

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:

04/06/2026 17:34

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**Indicative Selling Price**

\$1,750,000 - \$1,925,000

**Median House Price**

March quarter 2026: \$1,900,000



5 3 2

**Property Type:** House

**Land Size:** 678 sqm approx

**Agent Comments**

Well positioned home in the heart of Essendon.

## Comparable Properties



**2 Schofield St ESSENDON 3040 (REI)**

6 3 3

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 01/06/2026

**Property Type:** House

**Land Size:** 673 sqm approx

**Agent Comments**

Both properties are on near similar land content, sharing a similar internal finish. Both are located in central locations.



**25 Spencer St ESSENDON 3040 (REI)**

4 2 3

**Price:** \$1,765,000

**Method:** Private Sale

**Date:** 19/05/2026

**Property Type:** House (Res)

**Land Size:** 645 sqm approx

**Agent Comments**

Both properties share a similar internal look and are centrally located. Inferior as lacks additional bedroom space. Similar land content.



**3 Holyrood Av STRATHMORE 3041 (REI)**

5 3 2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)

**Land Size:** 604 sqm approx

**Agent Comments**

Both properties share the same accommodation. Superior internal finishes. Inferior land content.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555