

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 Washington Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,871,000

Property Type

House

Suburb

Essendon

Period - From

01/07/2025

to

30/06/2026

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	27 Tweedside St ESSENDON 3040	\$1,940,000	30/05/2026
2	18 Ogilvie St ESSENDON 3040	\$1,755,000	23/05/2026
3	25 Spencer St ESSENDON 3040	\$1,765,000	19/05/2026

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:

22/07/2026 15:43

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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending June 2026: \$1,871,000



Property Type: House

Agent Comments

Weatherboard home, three bedroom, two bathroom with works done internally.

Comparable Properties



27 Tweedside St ESSENDON 3040 (REI)



Price: \$1,940,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 671 sqm approx

Agent Comments

Both properties offer the same accommodation and a near similar internal finish. Superior land content.



18 Ogilvie St ESSENDON 3040 (REI)



Price: \$1,755,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Agent Comments

Both properties share the same accommodation, and are in a very central location. Inferior land content is smaller.



25 Spencer St ESSENDON 3040 (REI)



Price: \$1,765,000

Method: Private Sale

Date: 19/05/2026

Property Type: House (Res)

Land Size: 645 sqm approx

Agent Comments

Both properties are in close proximity, sharing a weather board exterior. Superior offering an additional bedroom. Inferior land content.

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