

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

22 Mary Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,871,000

Property Type

House

Suburb

Essendon

Period - From

01/10/2025

to

31/12/2025

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	165 Buckley St ESSENDON 3040	\$2,180,000	21/02/2026
2	86 Ogilvie St ESSENDON 3040	\$2,106,000	21/02/2026
3	233 Buckley St ABERFELDIE 3040	\$2,170,000	03/12/2025

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:

26/02/2026 10:49

Christian Lonzi

8378 0500

0403 344 279

christianlonzi@jellisrcraig.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

December quarter 2025: \$1,871,000

 4
  3
  4
Property Type: House**Agent Comments**

A home with heart, crafted to a premium standard and positioned in the very heart of Essendon.



Comparable Properties

**165 Buckley St ESSENDON 3040 (REI)**
 4
  2
  2
Price: \$2,180,000**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** House (Res)**Land Size:** 508 sqm approx**Agent Comments**

Both homes are located in a very centralised location, offer an abundance of amenities. Superior as slightly larger land content. Inferior as not as modern internally.

**86 Ogilvie St ESSENDON 3040 (REI)**
 4
  2
  4
Price: \$2,106,000**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** House (Res)**Agent Comments**

Both properties are near by, sharing a similar location and offer the same accommodation. Larger land content, however smaller internal space.

**233 Buckley St ABERFELDIE 3040 (REI)**
 4
  3
  2
Price: \$2,170,000**Method:** Private Sale**Date:** 03/12/2025**Property Type:** House (Res)**Land Size:** 917 sqm approx**Agent Comments**

Offering comparable accommodation, though positioned further from local amenities and presenting a less contemporary internal finish.

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