

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

248 Buckley Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,870,000

Property Type House

Suburb Essendon

Period - From 29/06/2025

to

28/06/2026

Source

Property Data

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	364 Buckley St ESSENDON 3040	\$1,670,000	02/05/2026
2	102 Maribyrnong Rd MOONEE PONDS 3039	\$1,550,000	07/02/2026
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:

29/06/2026 10:26



5 2 3

Property Type: House

Agent Comments

Period home with a pool

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

29/06/2025 - 28/06/2026: \$1,870,000

Comparable Properties



364 Buckley St ESSENDON 3040 (REI)

3 3 4

Agent Comments

Same street, Similar accommodation and similar condition

Price: \$1,670,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 650 sqm approx



102 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

4 2 2

Agent Comments

Similar suburb and both on a main road, similar accomdation

Price: \$1,550,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 602 sqm approx

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.