

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

25 SPENCER STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

Other

Suburb

Essendon

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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
69 SPENCER STREET ESSENDON VIC 3040	\$1,705,000	13-Dec-25
45 MCCARRON PARADE ESSENDON VIC 3040	\$1,830,000	22-Nov-25
3 LINCOLN ROAD ESSENDON VIC 3040	\$1,510,000	21-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 17 March 2026



**69 SPENCER STREET ESSENDON
VIC 3040**

3 1 2

Sold Price

RS

\$1,705,000

Sold Date

13-Dec-25

Distance

0.59km



**45 MCCARRON PARADE
ESSENDON VIC 3040**

3 1 1

Sold Price

\$1,830,000

Sold Date

22-Nov-25

Distance

0.41km



**3 LINCOLN ROAD ESSENDON VIC
3040**

- - -

Sold Price

RS

\$1,510,000

Sold Date

21-Feb-26

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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