

# 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

3/20 Fitzgerald Road, 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

\$275,000

&

\$300,000

### Median sale price

Median price

\$598,800

Property Type

Unit

Suburb

Essendon

Period - From

01/04/2026

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 | 1/15 Shaftesbury St ESSENDON 3040 | \$315,000 | 20/08/2026   |
| 2 | 4/29 Raleigh St ESSENDON 3040     | \$316,000 | 07/08/2026   |
| 3 | 2/20 Fitzgerald Rd ESSENDON 3040  | \$295,000 | 24/04/2026   |

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:

10/09/2026 13:09

Matthew Layburn

03 9387 5888

0431 011 376

MatthewLayburn@jelliscraig.com.au

**Indicative Selling Price**

\$275,000 - \$300,000

**Median Unit Price**

June quarter 2026: \$598,800

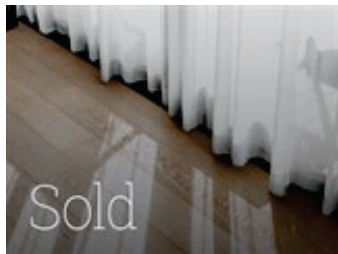


1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1/15 Shaftesbury St ESSENDON 3040 (REI)**

1 1 1

**Price:** \$315,000

**Method:** Private Sale

**Date:** 20/08/2026

**Property Type:** Apartment

**Agent Comments**

Slightly more updated internally,  
otherwise similar



**4/29 Raleigh St ESSENDON 3040 (REI/VG)**

1 1 1

**Price:** \$316,000

**Method:** Sold Before Auction

**Date:** 07/08/2026

**Property Type:** Unit

**Agent Comments**

Slightly more updated internally,  
otherwise similar



**2/20 Fitzgerald Rd ESSENDON 3040 (VG)**

1 - -

**Price:** \$295,000

**Method:** Sale

**Date:** 24/04/2026

**Property Type:** Strata Unit/Flat

**Agent Comments**

Same complex

**Account - Jellis Craig** | P: 03 9387 5888