

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

33 Emerald Street, Essendon West Vic 3040

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,467,500

Property Type House

Suburb Essendon West

Period - From 02/09/2025

to

01/09/2026

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	10A Keam St ESSENDON NORTH 3041	\$1,180,000	24/08/2026
2	5 Teague St NIDDRIE 3042	\$970,000	28/07/2026
3	1b Ogilvie St ESSENDON 3040	\$1,001,000	28/03/2026

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:

02/09/2026 17:02

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

02/09/2025 - 01/09/2026: \$1,467,500



3
 2
 1

Property Type: House**Land Size:** 302 sqm approx**Agent Comments**

Comparable Properties

**10A Keam St ESSENDON NORTH 3041 (REI)**

4
 2
 2

Price: \$1,180,000**Method:** Private Sale**Date:** 24/08/2026**Property Type:** House**Land Size:** 271 sqm approx**Agent Comments**

Both properties are close to local amenities. This property slightly older internally, though has an additional bedroom space. Inferior land content.

**5 Teague St NIDDRIE 3042 (REI/VG)**

3
 2
 2

Price: \$970,000**Method:** Sold Before Auction**Date:** 28/07/2026**Property Type:** Townhouse (Res)**Land Size:** 650 sqm approx**Agent Comments**

Both properties have the same accommodation, this property provides slightly more internal space, including the added benefit of a downstairs bedroom. Smaller land content Both properties are street-facing.

**1b Ogilvie St ESSENDON 3040 (REI/VG)**

3
 1
 2

Price: \$1,001,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**Land Size:** 171 sqm approx**Agent Comments**

Both properties share the same accommodation. Superior as the property has an in-built entertaining area and additional car space. Smaller land content. Both properties are street facing.