

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

36 Washington Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$1,850,000

&

\$1,950,000

Median sale price

Median price

\$1,871,000

Property Type

House

Suburb

Essendon

Period - From

01/07/2025

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	67 Price St ESSENDON 3040	\$1,980,000	19/09/2026
2	20 Washington St ESSENDON 3040	\$1,842,000	05/09/2026
3	4 Alfred Rd ESSENDON 3040	\$1,870,000	07/08/2026

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:

21/09/2026 10:44



4 2 3

Rooms: 7
Property Type: House
Land Size: 582 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
Year ending June 2026: \$1,871,000

Brick home on 582sqm. 3 bed plus study with retreat and central bathroom upstairs. Master downstairs. ROW parking for 2 cars and single carport at the front of the property.

Comparable Properties



67 Price St ESSENDON 3040 (REI)

4 2 3

Price: \$1,980,000
Method: Auction Sale
Date: 19/09/2026
Property Type: House (Res)

Agent Comments

Brick, same bed, bath and car configuration



20 Washington St ESSENDON 3040 (REI)

3 2 2

Price: \$1,842,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments

The most recent sale in the street. 1 less bedroom, bigger land, inferior car accomodation.



4 Alfred Rd ESSENDON 3040 (REI)

4 2 2

Price: \$1,870,000
Method: Private Sale
Date: 07/08/2026
Property Type: House
Land Size: 613 sqm approx

Agent Comments

This one was weatherboard compared to brick of Washington. Slightly bigger land, comparable location with regards to proximity to public transport and schools.