

364 Buckley Street, Essendon Vic 3040



3 Bed 3 Bath 4 Car

Property Type: House (Res)

Land Size: 650 sqm approx

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

09/04/2025 - 08/04/2026:

\$1,857,500

Comparable Properties



157 Buckley Street, ESSENDON 3040 (REI)

4 Bed 1 Bath 2 Car

Price: \$1,735,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Agent Comments: Closer to central Essendon Period Home, superior location, superior property



69 Spencer Street, ESSENDON 3040 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,705,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Agent Comments: Flat block, small house, larger land size, not on main road, superior property



20 Clifton Street, ABERFELDIE 3040 (VG)

4 Bed 1 Bath - Car

Price: \$1,500,000

Method: Sale

Date: 04/11/2025

Property Type: House (Res)

Agent Comments: Comparable location, smaller property, larger land size, comparable property.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

364 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 & \$1,600,000

Median sale price

Median price \$1,857,500 House x Suburb Essendon

Period - From 09/04/2025 to 08/04/2026 Source Property Data

Comparable property sales

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
157 Buckley Street, ESSENDON 3040	\$1,735,000	14/03/2026
69 Spencer Street, ESSENDON 3040	\$1,705,000	13/12/2025
20 Clifton Street, ABERFELDIE 3040	\$1,500,000	04/11/2025

This Statement of Information was prepared on:

09/04/2026 11:40