

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

39 Forrester Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

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	10 Salter St ESSENDON 3040	\$2,110,000	23/07/2026
2	86 Roberts St ESSENDON 3040	\$2,050,000	03/07/2026
3	27 Braemar St ESSENDON 3040	\$2,200,000	02/06/2026

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:

29/09/2026 15:41

Christian Lonzi

8378 0500

0403 344 279

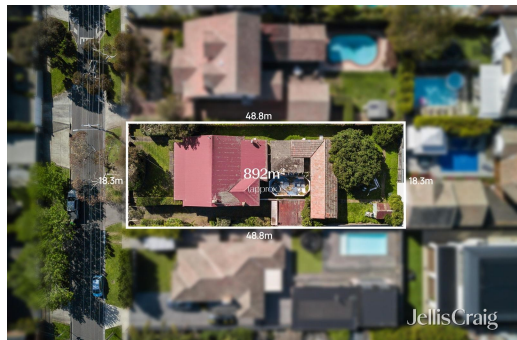
christianlonzi@jellisrcraig.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2026: \$1,871,000



4 2 2

Property Type: House

Agent Comments

Largely in original condition.

Comparable Properties



10 Salter St ESSENDON 3040 (REI)

4 2 6

Price: \$2,110,000

Method: Private Sale

Date: 23/07/2026

Property Type: House

Land Size: 912 sqm approx

Agent Comments

Both properties are in a comparable location and offer the same accommodation. Superior as the property offers slightly larger land content.



86 Roberts St ESSENDON 3040 (REI)

4 2 4

Price: \$2,050,000

Method: Private Sale

Date: 03/07/2026

Property Type: House

Land Size: 813 sqm approx

Agent Comments

Both properties offer the same accommodation. Close proximity. Superior as the property has an additional bathroom zone and more off street parking options. Inferior as smaller land content.



27 Braemar St ESSENDON 3040 (REI)

3 2 4

Price: \$2,200,000

Method: Sold Before Auction

Date: 02/06/2026

Property Type: House (Res)

Land Size: 853 sqm approx

Agent Comments

Both properties are in largely original condition. Slightly more superior location. Similar land content. Inferior as lacks additional bedroom space.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555