

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 Hedderwick Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$2,850,000

&

\$3,100,000

Median sale price

Median price

\$1,900,000

Property Type

House

Suburb

Essendon

Period - From

01/01/2026

to

31/03/2026

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	113 Park St MOONEE PONDS 3039	\$2,850,000	11/03/2026
2	45 Mccracken St ESSENDON 3040	\$2,825,000	06/02/2026
3	47 Mccracken St ESSENDON 3040	\$2,950,000	06/11/2025

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:

05/05/2026 15:00

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Indicative Selling Price

\$2,850,000 - \$3,100,000

Median House Price

March quarter 2026: \$1,900,000



6 4 3

Property Type: House

Land Size: 864 sqm approx

Agent Comments

A substantial family home set on approximately 864sqm, offering 6 bedrooms, 4 bathrooms, and 3 car spaces.

Comparable Properties



113 Park St MOONEE PONDS 3039 (REI)

4 2 2

Price: \$2,850,000

Method: Private Sale

Date: 11/03/2026

Property Type: House

Land Size: 557 sqm approx

Agent Comments

Both homes present similar from facade, and both located in superior locations. Inferior land content, and lacks additional bedroom space.



45 Mccracken St ESSENDON 3040 (REI)

4 2 4

Price: \$2,825,000

Method: Sold Before Auction

Date: 06/02/2026

Property Type: House (Res)

Land Size: 836 sqm approx

Agent Comments

Both properties are located in ideal locations, along with sharing a similar look externally/ internally. Inferior as slightly smaller land content.



47 Mccracken St ESSENDON 3040 (REI/VG)

4 2 2

Price: \$2,950,000

Method: Sold Before Auction

Date: 06/11/2025

Property Type: House (Res)

Land Size: 825 sqm approx

Agent Comments

Both in superior pockets of Essendon, located close by to amenities. Inferior as slightly smaller land content and lacks additional bedrooms.

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