

## 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 41 WILLIAM STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price  or range between \$1,750,000 & \$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$1,700,000 Property type House Suburb Essendon

Period-from 01 Mar 2025 to 28 Feb 2026 Source Cotality

### 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 6 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 |
|-------------------------------------------|-------------|--------------|
| 50 OGILVIE STREET ESSENDON VIC 3040       | \$1,800,000 | 08-Dec-25    |
| 20 MARKET STREET ESSENDON VIC 3040        | \$1,870,000 | 22-Nov-25    |
| 28 KERFERD STREET ESSENDON NORTH VIC 3041 | \$1,800,000 | 26-Nov-25    |

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 6 months.~~

This Statement of Information was prepared on: 12 March 2026



**50 OGILVIE STREET ESSENDON  
VIC 3040**

4 2 1

Sold Price <sup>RS</sup> **\$1,800,000** Sold Date **08-Dec-25**

Distance **1.23km**



**20 MARKET STREET ESSENDON  
VIC 3040**

4 2 1

Sold Price **\$1,870,000** Sold Date **22-Nov-25**

Distance **0.23km**



**28 KERFERD STREET ESSENDON  
NORTH VIC 3041**

4 2 1

Sold Price **\$1,800,000** Sold Date **26-Nov-25**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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