

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

47 Nimmo Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,752,500

Property Type House

Suburb Essendon

Period - From 01/04/2024

to

31/03/2025

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	95 Clifton St ABERFELDIE 3040	\$1,650,000	24/05/2025
2	22 Greville St ESSENDON NORTH 3041	\$1,699,000	25/04/2025
3	15 Mary St ESSENDON 3040	\$1,700,000	05/03/2025

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:

02/06/2025 10:27



4 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 572 sqm approx

Agent Comments

Really neat home with 4 bedrooms and 3 separate living areas on 572sqm. Single car garage at the rear.

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending March 2025: \$1,752,500

Comparable Properties



95 Clifton St ABERFELDIE 3040 (REI)

3 2 -

Price: \$1,650,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 669 sqm approx

Agent Comments

Single-level home, 1 less bedroom in Aberfeldie. Slightly bigger land



22 Greville St ESSENDON NORTH 3041 (REI)

3 2 2

Price: \$1,699,000

Method: Private Sale

Date: 25/04/2025

Rooms: 4

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

1 less bedroom, on bigger land, inferior location being in Essendon Nth. Not as updated .



15 Mary St ESSENDON 3040 (REI)

4 2 2

Price: \$1,700,000

Method: Private Sale

Date: 05/03/2025

Property Type: House

Agent Comments

Single level home. Same amount of bedrooms, Nimmo more updated in my opinion with a bigger floorplan.