

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

5/120 Roberts Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$598,800

Property Type

Unit

Suburb

Essendon

Period - From

01/04/2026

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	5/1 Queen St ESSENDON 3040	\$765,000	19/06/2026
2	3/87 Spencer St ESSENDON 3040	\$735,000	23/05/2026
3	9/82 Richardson St ESSENDON 3040	\$758,000	04/05/2026

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:

22/07/2026 17:40

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Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

June quarter 2026: \$598,800



2 2 1

Property Type: Townhouse

Agent Comments

Modern double story town house, located in the heart of Essendon.

Comparable Properties



5/1 Queen St ESSENDON 3040 (REI)

2 2 1

Price: \$765,000

Method: Private Sale

Date: 19/06/2026

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Property is internally larger with additional outdoor area (balcony). Both properties host the same accommodation, and are located in close proximity.



3/87 Spencer St ESSENDON 3040 (REI)

2 1 1

Price: \$735,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Townhouse (Res)

Agent Comments

Both properties host the same accommodation, within close proximity and are on a multi site of town houses. This property is reversed living, which may not favour most.



9/82 Richardson St ESSENDON 3040 (REI)

2 2 1

Price: \$758,000

Method: Sold Before Auction

Date: 04/05/2026

Property Type: Townhouse (Res)

Agent Comments

Both properties are in ideal locations, and share the same accommodation. Layout of this one spans over three levels. Inferior land content.

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