

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

5/33 Lawson Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$700,000

&

\$750,000

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	11/38 Lawson St ESSENDON 3040	\$650,000	08/06/2026
2	1/38 Lawson St ESSENDON 3040	\$650,000	09/04/2026
3	2/5 Donald Av ESSENDON 3040	\$736,000	31/03/2026

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 16:38



Property Type: Townhouse
(Single)

Agent Comments

Double story, reverse living townhouse.

Comparable Properties



11/38 Lawson St ESSENDON 3040 (REI)



Price: \$650,000

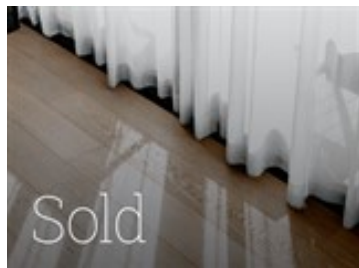
Method: Private Sale

Date: 08/06/2026

Property Type: Townhouse (Res)

Agent Comments

Both homes are on the same street and share a similar layout. Inferior as smaller upper level.



1/38 Lawson St ESSENDON 3040 (REI/VG)



Price: \$650,000

Method: Private Sale

Date: 09/04/2026

Property Type: Townhouse (Res)

Agent Comments

Both properties share the same accommodation and near similar configuration.



2/5 Donald Av ESSENDON 3040 (REI/VG)



Price: \$736,000

Method: Auction Sale

Date: 31/03/2026

Property Type: Townhouse (Res)

Agent Comments

Both properties share the same accommodation. Lacks additional bathroom zone.