

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

51 Woolley Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$1,845,000

Property Type House

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	26 Thomson St ESSENDON 3040	\$2,515,000	11/09/2026
2	25 Levien St ESSENDON 3040	\$2,800,000	27/06/2026
3	54 Robb St ESSENDON 3040	\$2,510,000	14/05/2026

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:

14/09/2026 11:58



Property Type: House

Agent Comments

Family home on large allotment in Mar Lodge

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

June quarter 2026: \$1,845,000

Comparable Properties



26 Thomson St ESSENDON 3040 (REI)



Price: \$2,515,000

Method: Auction Sale

Date: 11/09/2026

Property Type: House (Res)

Land Size: 1041 sqm approx

Agent Comments

Same suburb, Mar Lodge Estate,
Same accommodation, larger
allotment but ours in superior condition



25 Levien St ESSENDON 3040 (REI)



Price: \$2,800,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Agent Comments

Similar accommodation, same
location, period home



54 Robb St ESSENDON 3040 (REI)



Price: \$2,510,000

Method: Sold Before Auction

Date: 14/05/2026

Property Type: House (Res)

Agent Comments

Same Suburb, Similar condition, one
more bedroom but smaller land size.