

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	56 William Street, Essendon Vic 3040
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$4,400,000	&	\$4,800,000
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**Median sale price**

Median price	\$1,900,000	Property Type	House	Suburb	Essendon
Period - From	01/01/2026	to	31/03/2026	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		
2		
3		

**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:	13/05/2026 14:50
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**Property Type:** House (Res)

**Land Size:** 818 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$4,400,000 - \$4,800,000

**Median House Price**

March quarter 2026: \$1,900,000

## Comparable Properties

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.

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655