

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

61 Mccracken Street, Essendon Vic 3040

Indicative selling price

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

Range between \$4,500,000

&

\$4,900,000

Median sale price

Median price \$1,855,000

Property Type House

Suburb Essendon

Period - From 29/07/2025

to

28/07/2026

Source Property Data

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	56 William St ESSENDON 3040	\$4,440,000	25/06/2026
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:

29/07/2026 13:12



 5  4  4

Property Type: House
Agent Comments
5 Bedroom large family home

Indicative Selling Price
\$4,500,000 - \$4,900,000
Median House Price
29/07/2025 - 28/07/2026: \$1,855,000

Comparable Properties



56 William St ESSENDON 3040 (REI)

 5  5  10

Price: \$4,440,000
Method: Private Sale
Date: 25/06/2026
Property Type: House (Res)
Land Size: 815 sqm approx

Agent Comments
Similar style home in a similar location.
With the same accommodation

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.