

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

7 Carnarvon Road, Essendon Vic 3040

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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	22 Peterleigh Gr ESSENDON 3040	\$2,200,000	01/04/2026
2	3 Agatha St ESSENDON 3040	\$1,900,000	12/02/2026
3	42 Bulla Rd STRATHMORE 3041	\$1,957,000	03/12/2025

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:

20/04/2026 16:45

Christian Lonzi

8378 0500

0403 344 279

christianlonzi@jellisrcraig.com.au



2
 1
 2

Property Type: House (Res)**Land Size:** 565 sqm approx**Agent Comments**

In neat near original condition, the property presents in one of the most sought after pockets in Essendon.

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2026: \$1,900,000

Comparable Properties

**22 Peterleigh Gr ESSENDON 3040 (REI)**

4
 2
 2

Price: \$2,200,000**Method:** Private Sale**Date:** 01/04/2026**Property Type:** House**Land Size:** 498 sqm approx**Agent Comments**

Both properties are in ideal locations for most, and present a near similar facade. Superior as the property offers additional bedroom spaces. Inferior as smaller land content.

**3 Agatha St ESSENDON 3040 (VG)**

2
 -
 -

Price: \$1,900,000**Method:** Sale**Date:** 12/02/2026**Property Type:** House (Res)**Land Size:** 288 sqm approx**Agent Comments**

Both properties share the same accommodation, and are in central pockets, close by to amenities. Inferior as smaller land content.

**42 Bulla Rd STRATHMORE 3041 (VG)**

3
 -
 -

Price: \$1,957,000**Method:** Sale**Date:** 03/12/2025**Property Type:** House (Res)**Land Size:** 780 sqm approx**Agent Comments**

Both properties share a similar facade. Though this property is on a main road, which may not favour most, Carnarvon Road backs onto Bulla Road. Superior as bigger land content. Inferior internally.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555