

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

74 Mcpherson Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,752,500

Property Type House

Suburb Essendon

Period - From 01/04/2024

to 31/03/2025

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	5 Eric St ESSENDON 3040	\$2,170,000	10/04/2025
2	63 Primrose St ESSENDON 3040	\$2,130,000	22/02/2025
3	20 Scott St ESSENDON 3040	\$2,080,000	14/02/2025

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:

03/06/2025 11:13

74 Mcpherson Street, Essendon Vic 3040

**Jellis
Craig**

Lara Harris
0433 211 268
lara@jellis.com.au



5 2 2

Property Type: House

Agent Comments

Family home

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending March 2025: \$1,752,500

Comparable Properties



5 Eric St ESSENDON 3040 (REI)

4 3 6

Price: \$2,170,000

Method: Sold Before Auction

Date: 10/04/2025

Property Type: House

Agent Comments

Similar location, more updated and similar land size.



63 Primrose St ESSENDON 3040 (REI/VG)

4 1 3

Price: \$2,130,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Similar accommodation, area and landsize.



20 Scott St ESSENDON 3040 (REI/VG)

4 2 2

Price: \$2,080,000

Method: Auction Sale

Date: 14/02/2025

Property Type: House (Res)

Land Size: 552 sqm approx

Agent Comments

Similar accommodation, area and condition.

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



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