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	74 Mcpherson Street, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,950	0,000 &	\$2,100,000
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Median sale price

Median price	\$1,752,500	Pro	perty 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

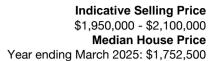
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/06/2025 11:13





Lara Harris 0433 211 268 laraharris@jelliscraig.com.au





Property Type: House **Agent Comments** Family home

Comparable Properties



5 Eric St ESSENDON 3040 (REI)

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)





landsize.

Agent Comments Similar accommodation, area and

Price: \$2,130,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res) Land Size: 604 sqm approx

20 Scott St ESSENDON 3040 (REI/VG)



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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