

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

9/82 Richardson Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$820,000

&

\$890,000

Median sale price

Median price

\$575,500

Property Type

Unit

Suburb

Essendon

Period - From

01/10/2025

to

31/12/2025

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	3/338 Pascoe Vale Rd ESSENDON 3040	\$840,000	01/02/2026
2	5/8 Lincoln Rd ESSENDON 3040	\$860,000	18/12/2025
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:

05/03/2026 18:44

Christian Lonzi
8378 0500
0403 344 279

christianlonzi@jellisrcraig.com.au

Indicative Selling Price

\$820,000 - \$890,000

Median Unit Price

December quarter 2025: \$575,500



2 2 1

Property Type: Townhouse

Agent Comments

Enjoy the latte lifestyle from this beautifully positioned two-bedroom townhouse.

Comparable Properties



3/338 Pascoe Vale Rd ESSENDON 3040 (REI)

3 3 1

Price: \$840,000

Method: Private Sale

Date: 01/02/2026

Property Type: Townhouse (Res)

Agent Comments

The property hosts additional bedroom and bathroom space(s). Both properties share a modern feel externally/internally. Property lacks court yard space, and is located on a built up street.



5/8 Lincoln Rd ESSENDON 3040 (REI/VG)

2 1 1

Price: \$860,000

Method: Private Sale

Date: 18/12/2025

Property Type: Townhouse (Single)

Agent Comments

Both properties share the same accommodation and are both modern internally. Inferior as lacks additional bathroom space.