

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

9a Cowper Street, Essendon North Vic 3041

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Essendon North

Period - From

01/07/2025

to

30/06/2026

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	57 Hamilton St NIDDRIE 3042	\$1,510,000	11/09/2026
2	4a Coghlan St NIDDRIE 3042	\$1,479,000	05/09/2026
3	75a Deakin St ESSENDON 3040	\$1,560,000	05/08/2026

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:

14/09/2026 17:04

Adem Karahan

9379 2000

0479 164 144

ademkarahan@jellisrcraig.com.au

 4
  3
  2
Property Type: House

Agent Comments

New build double story home.

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending June 2026: \$1,450,000

Comparable Properties

**57 Hamilton St NIDDRIE 3042 (REI)**
 5
  2
  2
Price: \$1,510,000**Method:** Private Sale**Date:** 11/09/2026**Property Type:** House

Agent Comments

Comparable family home in nearby Niddrie with similar accommodation

**4a Coghlan St NIDDRIE 3042 (REI)**
 4
  3
  2
Price: \$1,479,000**Method:** Auction Sale**Date:** 05/09/2026**Property Type:** House**Land Size:** 325 sqm approx

Agent Comments

Nearby four-bedroom home offering a relevant comparison

**75a Deakin St ESSENDON 3040 (REI)**
 4
  3
  1
Price: \$1,560,000**Method:** Private Sale**Date:** 05/08/2026**Rooms:** 6**Property Type:** House (Res)**Land Size:** 276 sqm approx

Agent Comments

Comparable four-bedroom home in nearby Essendon with similar residential appeal