

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

4/8 Winifred Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$825,000

Property Type

Townhouse

Suburb

Essendon

Period - From

31/07/2025

to

30/07/2026

Source

Property Data

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	5/1 Queen St ESSENDON 3040	\$765,000	19/06/2026
2	3/3 Marco Polo St ESSENDON 3040	\$796,000	14/03/2026
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:

31/07/2026 11:00



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Indicative Selling Price

\$770,000 - \$830,000

Median Townhouse Price

31/07/2025 - 30/07/2026: \$825,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



5/1 Queen St ESSENDON 3040 (REI)

Agent Comments

2 2 1

Price: \$765,000

Method: Private Sale

Date: 19/06/2026

Rooms: 3

Property Type: Townhouse (Res)



3/3 Marco Polo St ESSENDON 3040 (REI/VG)

Agent Comments

2 2 1

Price: \$796,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

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.

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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