

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

60 Bradshaw Street, Essendon Vic 3040

Indicative selling price

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

Range between \$3,200,000

&

\$3,400,000

Median sale price

Median price \$1,635,000

Property Type House

Suburb Essendon

Period - From 01/01/2025

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	42 King St ESSENDON 3040	\$3,225,000	29/04/2025
2	35 Tweedside St ESSENDON 3040	\$3,195,000	29/03/2025
3	61 Spencer St ESSENDON 3040	\$3,400,000	20/02/2025

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:

17/06/2025 13:17

60 Bradshaw Street, Essendon Vic 3040



2

Property Type: House (Res)
Land Size: 492 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,400,000
Median House Price
March quarter 2025: \$1,635,000

Comparable Properties



42 King St ESSENDON 3040 (REI)

Agent Comments

4 3 3

Price: \$3,225,000
Method: Sold Before Auction
Date: 29/04/2025
Property Type: House (Res)



35 Tweedside St ESSENDON 3040 (REI)

Agent Comments

5 2 4

Price: \$3,195,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 580 sqm approx



61 Spencer St ESSENDON 3040 (REI/VG)

Agent Comments

4 2 4

Price: \$3,400,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: House (Res)
Land Size: 833 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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