

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 39 Hilda Street, Essendon VIC 3040

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,400,000 or range between _____ & _____

Median sale price

Median price \$1,620,000 Property Type House Suburb Essendon

Period - From Feb 2026 to March 2026 Source REIV / CoreLogic / realestate.com.au

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 103A MCPHERSON ST, ESSENDON 3040	\$1,525,000	28/02/2026
2 33 ALBION ST, ESSENDON 3040	\$1,500,000	28/03/2026
3 129 TENNYSON ST, ESSENDON 3040	\$1,725,000	07/02/2026

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: 25/06/2026