

# 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 304/1050 Mt Alexander Road, Essendon, VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$400,000

&

\$429,990

### Median sale price

Median price

\$541,500

Property Type

House

Suburb

Essendon (3040)

Period - From

15/08/2023

to

15/08/2024

Source

realestate.com.au

### Comparable property sales

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

213/324 PASCOE VALE ROAD, ESSENDON VIC 3040

\$415,000

07/01/2025

215/1044-1046 MT ALEXANDER ROAD, ESSENDON VIC 3040

\$412,000

06/01/2025

301/1005 MT ALEXANDER ROAD, ESSENDON VIC 3040

\$440,000

18/11/2024

This Statement of Information was prepared on: 13/01/2025