

## 201/1005 Mt Alexander Road, Ascot Vale Vic 3032



**2 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$445,000  
**Median House Price**  
 December quarter 2024: \$520,000

### Comparable Properties



**301/1005 Mt Alexander Road, Essendon 3040 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 18/11/2024  
**Property Type:** Apartment  
**Agent Comments:** Same location, comparable size, comparable finishes



**501/1005 Mt Alexander Road, Essendon 3040 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 08/10/2024  
**Property Type:** Unit  
**Agent Comments:** Same location, comparable size, comparable finishes



**213/294 Keilor Road, Essendon North 3041 (VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$450,000  
**Method:** Sale  
**Date:** 20/09/2024  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Inferior location, comparable size comparable finishes

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

201/1005 Mt Alexander Road, Ascot Vale Vic 3032
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#### Indicative selling price

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

Single price

\$445,000
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#### Median sale price

Median price

\$520,000
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Unit

x
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Suburb

Ascot Vale
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Period - From

01/10/2024
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 to 

31/12/2024
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Source

REIV
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#### Comparable property sales

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
301/1005 Mt Alexander Road, ESSENDON 3040	\$440,000	18/11/2024
501/1005 Mt Alexander Road, ESSENDON 3040	\$460,000	08/10/2024
213/294 Keilor Road, ESSENDON NORTH 3041	\$450,000	20/09/2024

This Statement of Information was prepared on:

04/02/2025 13:36
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