

# 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

204/1024 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)

Range between \$530,000 & \$580,000

### Median sale price

Median price \$569,444 Property Type Unit Suburb Essendon

Period - From 01/10/2024 to 31/12/2024 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.

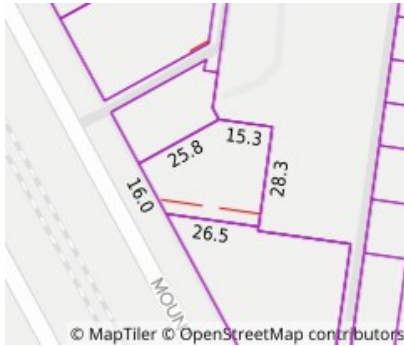
	Address of comparable property	Price	Date of sale
1	307/1050 Mt Alexander Rd ESSENDON 3040	\$571,000	29/01/2025
2	118/314 Pascoe Vale Rd ESSENDON 3040	\$573,888	30/11/2024
3	3/6 Sturt St ESSENDON 3040	\$577,500	25/11/2024

**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:

10/02/2025 16:59



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$530,000 - \$580,000  
**Median Unit Price**  
December quarter 2024: \$569,444

## Comparable Properties



**307/1050 Mt Alexander Rd ESSENDON 3040 (REI)**

Agent Comments



**Price:** \$571,000  
**Method:** Private Sale  
**Date:** 29/01/2025  
**Property Type:** Apartment



**118/314 Pascoe Vale Rd ESSENDON 3040 (REI/VG)**

Agent Comments



**Price:** \$573,888  
**Method:** Private Sale  
**Date:** 30/11/2024  
**Property Type:** Apartment



**3/6 Sturt St ESSENDON 3040 (REI/VG)**

Agent Comments



**Price:** \$577,500  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** Apartment

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