

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

104/1020 MT ALEXANDER ROAD ESSENDON VIC 3040

Indicative selling price

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

Single Price

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

103/95 BUCKLEY STREET MOONEE PONDS VIC 3039	\$685,000	16-Jan-25
302/82 BULLA ROAD STRATHMORE VIC 3041	\$688,000	31-Mar-25
301/55 HOMER STREET MOONEE PONDS VIC 3039	\$795,000	24-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 10 June 2025



103/95 BUCKLEY STREET MOONEE PONDS VIC 3039 Sold Price **\$685,000** Sold Date **16-Jan-25**

 2  2  2

Distance **0.88km**



302/82 BULLA ROAD STRATHMORE VIC 3041 Sold Price **\$688,000** Sold Date **31-Mar-25**

 2  2  1

Distance **1.73km**



301/55 HOMER STREET MOONEE PONDS VIC 3039 Sold Price **\$795,000** Sold Date **24-Feb-25**

 2  2  1

Distance **1.76km**



6/119 BUCKLEY STREET ESSENDON VIC 3040 Sold Price **\$790,000** Sold Date **14-Dec-24**

 2  2  1

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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