

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

106/1005 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

207/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$375,000	16-Sep-25
11/297 PASCOE VALE ROAD ESSENDON VIC 3040	\$380,000	15-Oct-25
9/119 BUCKLEY STREET ESSENDON VIC 3040	\$390,000	12-Sep-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: 03 December 2025



**207/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

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Sold Price **\$375,000** Sold Date **16-Sep-25**

Distance **0.16km**



**11/297 PASCOE VALE ROAD
ESSENDON VIC 3040**

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Sold Price ^{RS} **\$380,000** Sold Date **15-Oct-25**

Distance **1.2km**



**9/119 BUCKLEY STREET
ESSENDON VIC 3040**

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Sold Price ^{RS} **\$390,000** Sold Date **12-Sep-25**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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