

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

19/1044-1046 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

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

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

101/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$445,000	02-Apr-25
105/87-89 RALEIGH STREET ESSENDON VIC 3040	\$476,000	04-May-25
1/209 NAPIER STREET ESSENDON VIC 3040	\$480,000	06-Mar-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: 05 June 2025



101/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040

 2  1  1

Sold Price

\$445,000

Sold Date **02-Apr-25**

Distance

0km



105/87-89 RALEIGH STREET ESSENDON VIC 3040

 2  1  1

Sold Price

^{RS} **\$476,000**

Sold Date **04-May-25**

Distance

0.59km



1/209 NAPIER STREET ESSENDON VIC 3040

 2  1  1

Sold Price

\$480,000

Sold Date **06-Mar-25**

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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