

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

204/1050 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Essendon

Period-from

01 Sep 2024

to

31 Aug 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

304/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$400,000	10-Apr-25
206/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$505,000	09-Jul-25
505/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$550,000	10-Apr-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: 29 September 2025

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**304/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price **\$400,000** Sold Date **10-Apr-25**

 1  1  1

Distance **0km**



**206/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price **\$505,000** Sold Date **09-Jul-25**

 2  1  1

Distance **0km**



**505/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price **\$550,000** Sold Date **10-Apr-25**

 2  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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