

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

209/1050 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$375,000

&

\$400,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Essendon

Period - From

29/10/2024

to

28/10/2025

Source

Property Data

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	207/1050 Mt Alexander Rd ESSENDON 3040	\$375,000	16/09/2025
2	9/119 Buckley St ESSENDON 3040	\$390,000	08/09/2025
3	2/992 Mt Alexander Rd ESSENDON 3040	\$385,000	27/07/2025

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:

29/10/2025 17:00



Property Type:
Agent Comments

Indicative Selling Price
\$375,000 - \$400,000
Median Unit Price
29/10/2024 - 28/10/2025: \$550,000

Comparable Properties

207/1050 Mt Alexander Rd ESSENDON 3040 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 16/09/2025
Property Type: Flat/Unit/Apartment (Res)



9/119 Buckley St ESSENDON 3040 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 08/09/2025
Property Type: Apartment
Land Size: 75 sqm approx



2/992 Mt Alexander Rd ESSENDON 3040 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 27/07/2025
Property Type: Flat/Unit/Apartment (Res)