

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

303/1005 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2025

to

31 May 2026

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

106/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$397,500	12-Jan-26
115/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$380,000	15-Apr-26
206/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$415,000	28-Feb-26

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: 22 June 2026



**106/1005 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price **\$397,500** Sold Date **12-Jan-26**

 1  1  1

Distance **0km**



**115/1005 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price **\$380,000** Sold Date **15-Apr-26**

 1  1  1

Distance **0km**



**206/1005 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price **\$415,000** Sold Date **28-Feb-26**

 1  1  1

Distance **0km**



**208/1005 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price **\$350,000** Sold Date **17-Jun-25**

 1  1  1

Distance **0km**



**209/1005 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price Sold Date **24-Feb-26**

 1  1  1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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