

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

402/1044-1046 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Essendon

Period-from

01 May 2024

to

30 Apr 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

12/50 RICHARDSON STREET ESSENDON VIC 3040	\$330,000	26-Mar-25
105/95 ROSE STREET ESSENDON VIC 3040	\$380,000	17-Apr-25
25/56 NICHOLSON STREET ESSENDON VIC 3040	\$330,000	20-Feb-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: 14 May 2025



**12/50 RICHARDSON STREET
ESSENDON VIC 3040**

1 1 -

Sold Price **\$330,000** Sold Date **26-Mar-25**

Distance **0.16km**



**105/95 ROSE STREET ESSENDON
VIC 3040**

1 1 1

Sold Price ^{RS} **\$380,000** Sold Date **17-Apr-25**

Distance **0.66km**



**25/56 NICHOLSON STREET
ESSENDON VIC 3040**

1 1 1

Sold Price **\$330,000** Sold Date **20-Feb-25**

Distance **0.77km**

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

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