

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

507/1050 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$548,750

Property Type Unit

Suburb Essendon

Period - From 01/07/2024

to 30/06/2025

Source REIV

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	507/1 OShannassy St ESSENDON NORTH 3041	\$1,575,000	01/04/2025
2			
3			

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:

16/08/2025 09:14



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Unit Price
Year ending June 2025: \$548,750

Comparable Properties



507/1 OShannassy St ESSENDON NORTH 3041 (REI/VG) **Agent Comments**



Price: \$1,575,000
Method: Private Sale
Date: 01/04/2025
Property Type: Apartment

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.