

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

111/1050 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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

203/1020 MT ALEXANDER ROAD ESSENDON VIC 3040	\$642,500	25-Mar-26
313/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$545,000	02-May-26
414/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$535,000	28-May-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: 05 June 2026


**203/1020 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price

\$642,500

Sold Date

25-Mar-26
 2

 2

 1

Distance

0.2km

**313/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price

\$545,000

Sold Date

02-May-26
 2

 2

 1

Distance

0km

**414/1044-1046 MT ALEXANDER
ROAD ESSENDON VIC 3040**

Sold Price

^{RS} **\$535,000**

Sold Date

28-May-26
 2

 2

 1

Distance

0.04km
RS = Recent sale

UN = Undisclosed Sale

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