

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

211/1044-1046 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

or range
between

\$550,000

&

\$600,000

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

301/16 LEAKE STREET ESSENDON VIC 3040	\$607,000	16-Dec-25
514/7 ASPEN STREET MOONEE PONDS VIC 3039	\$525,000	08-May-26
305/36 COLLINS STREET ESSENDON VIC 3040	\$599,000	04-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: 12 June 2026



**301/16 LEAKE STREET ESSENDON
VIC 3040**

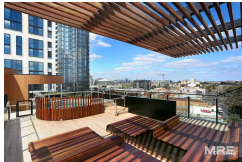
2 1 1

Sold Price

\$607,000

Sold Date **16-Dec-25**

Distance **0.41km**



**514/7 ASPEN STREET MOONEE
PONDS VIC 3039**

2 1 1

Sold Price

\$525,000

Sold Date **08-May-26**

Distance **1.98km**



**305/36 COLLINS STREET
ESSENDON VIC 3040**

2 1 1

Sold Price

^{RS} **\$599,000**

Sold Date **04-May-26**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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