

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

313/1050 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between \$560,000 & \$615,000

Median sale price

Median price \$575,500 Property Type Unit Suburb Essendon

Period - From 01/10/2025 to 31/12/2025 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	302/150 Keilor Rd ESSENDON NORTH 3041	\$600,000	17/12/2025
2	215/87-89 Raleigh St ESSENDON 3040	\$565,000	05/12/2025
3	5/2 Clarinda Rd ESSENDON 3040	\$580,000	17/11/2025

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: 12/03/2026 15:07



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$560,000 - \$615,000
Median Unit Price
December quarter 2025: \$575,500

Comparable Properties



302/150 Keilor Rd ESSENDON NORTH 3041 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 17/12/2025
Rooms: 3
Property Type: Apartment



215/87-89 Raleigh St ESSENDON 3040 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 05/12/2025
Property Type: Apartment



5/2 Clarinda Rd ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 17/11/2025
Rooms: 3
Property Type: Townhouse (Res)