

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

206/1050 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Essendon

Period - From 01/01/2025 to 31/03/2025 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	204/11 Glass St ESSENDON 3040	\$525,000	04/04/2025
2	6/11 Winifred St ESSENDON 3040	\$540,000	20/11/2024
3	314/1050 Mt Alexander Rd ESSENDON 3040	\$490,000	06/09/2024

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:

10/06/2025 14:46



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$490,000 - \$539,000
Median Unit Price
March quarter 2025: \$580,000

Comparable Properties



204/11 Glass St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 04/04/2025
Property Type: Unit



6/11 Winifred St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 20/11/2024
Rooms: 3
Property Type: Townhouse (Res)



314/1050 Mt Alexander Rd ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 06/09/2024
Property Type: Apartment