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	206/1050 Mt Alexander Road, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$490,000	&	\$539,000
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Median sale price

Median price	\$580,000	Pro	perty Type U	nit		Suburb	Essendon
Period - From	01/01/2025	to	31/03/2025	Sc	ource	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

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 comparableproperties 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



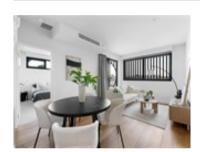




Property Type: Strata Unit/Flat **Agent Comments**

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)



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

Agent Comments



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

Price: \$540,000 Method: Private Sale





Agent Comments

Date: 20/11/2024 Rooms: 3

Property Type: Townhouse (Res)

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





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

Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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