

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

206/1005 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2025

to

31 Jan 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

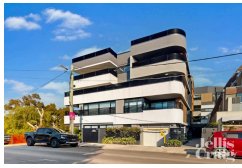
Date of sale

2/8 STURT STREET ESSENDON VIC 3040	\$497,000	07-Dec-25
7A WARNER STREET ESSENDON VIC 3040	\$853,000	30-Aug-25
1/82 GLASS STREET ESSENDON VIC 3040	\$790,000	08-Apr-25

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: 06 February 2026



2/8 STURT STREET ESSENDON VIC 3040 Sold Price **\$497,000** Sold Date **07-Dec-25**

 3  1  1

Distance **0.18km**



7A WARNER STREET ESSENDON VIC 3040 Sold Price **\$853,000** Sold Date **30-Aug-25**

 3  1  1

Distance **0.31km**



1/82 GLASS STREET ESSENDON VIC 3040 Sold Price **\$790,000** Sold Date **08-Apr-25**

 3  1  1

Distance **0.37km**



2/2A BUTLER STREET ESSENDON VIC 3040 Sold Price **\$850,000** Sold Date **25-Oct-25**

 3  1  1

Distance **1.16km**



2/2A CAMERON ROAD ESSENDON VIC 3040 Sold Price **\$685,000** Sold Date **01-Sep-25**

 3  1  1

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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