

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

 3  1  1

\$497,000 Sold Date **07-Dec-25**

Distance **0.18km**



7A WARNER STREET ESSENDON VIC 3040

 3  1  1

\$853,000 Sold Date **30-Aug-25**

Distance **0.31km**



1/82 GLASS STREET ESSENDON VIC 3040

 3  1  1

Sold Price

\$790,000 Sold Date **08-Apr-25**

Distance **0.37km**



2/2A BUTLER STREET ESSENDON VIC 3040

 3  1  1

Sold Price

\$850,000 Sold Date **25-Oct-25**

Distance **1.16km**



2/2A CAMERON ROAD ESSENDON VIC 3040

 3  1  1

Sold Price

\$685,000 Sold Date **01-Sep-25**

Distance **1.32km**

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

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