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	104/1020 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Single price $600,000

Median sale price

Median price $550,000 Property Type Unit Suburb Essendon

Period - From 14/01/2025 to 13/01/2026 Source Property Data

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	7/947 Mt Alexander Rd ESSENDON 3040	$632,000	31/10/2025
3	102/1024 Mt Alexander Rd ESSENDON 3040	$650,000	08/10/2025

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: 14/01/2026 10:58

104/1020 Mt Alexander Road, Essendon Vic 3040

Joe Vicino
9379 2000
0438 770 052
joevicino@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

2 Bedroom 2 Bathroom 1 Car with Large balcony

Indicative Selling Price
$600,000
Median Unit Price
14/01/2025 - 13/01/2026: $550,000

Comparable Properties



302/150 Keilor Rd ESSENDON NORTH 3041 (REI)

2 2 1

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

Agent Comments

Same accommodation different position of Essendon.

7/947 Mt Alexander Rd ESSENDON 3040 (REI/VG)

2 2 1

Price: $632,000
Method: Private Sale
Date: 31/10/2025
Rooms: 3
Property Type: Apartment

Agent Comments

Same accommodation on the same road.



102/1024 Mt Alexander Rd ESSENDON 3040 (REI/VG)

2 2 1

Price: $650,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: Apartment

Agent Comments

Same accommodation on the same road. Better natural light

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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