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	510/2A Duffy Street, Essendon North Vic 3041

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $532,500 Property Type Unit Suburb Essendon North

Period - From 01/04/2025 to 31/03/2026 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	507/1050 Mt Alexander Rd ESSENDON 3040	$1,200,000	06/03/2026
2			
3			

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: 26/05/2026 11:41

510/2A Duffy Street, Essendon North Vic 3041

Irene Androulidakis
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3 2 2

Property Type: Apartment
Land Size: 215 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000
Median Unit Price
Year ending March 2026: $532,500

Complex only 2 years old, penthouse 3 bedroom with amazing size balconies and outlook, open plan living and good size bedrooms, one of a kind.

Comparable Properties



507/1050 Mt Alexander Rd ESSENDON 3040 (REI/VG)

3 3 3

Price: $1,200,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment

Agent Comments

Recent sale in neighbouring suburb however Duffy St has larger size balcony (nearly 100sqm) and complex offers more amenities. Also Duffy is only 3 year old complex, compare to 2017 for Mt Alexander.

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.

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