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	3/949-953 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~~		or range between	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Essendon
Period-from	01 Jul 2025	to	30 Jun 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
2/46 RICHARDSON STREET ESSENDON VIC 3040	$598,800	30-May-26
10/78 RICHARDSON STREET ESSENDON VIC 3040	$590,000	11-Apr-26
1/1 ARDOCH STREET ESSENDON VIC 3040	$610,000	20-May-26

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: 03 July 2026

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2/46 RICHARDSON STREET ESSENDON VIC 3040

2 1 1

Sold Price **$598,800** Sold Date **30-May-26**

Distance **0.1km**



10/78 RICHARDSON STREET ESSENDON VIC 3040

2 1 1

Sold Price **$590,000** Sold Date **11-Apr-26**

Distance **0.39km**



1/1 ARDOCH STREET ESSENDON VIC 3040

2 1 1

Sold Price **$610,000** Sold Date **20-May-26**

Distance **0.6km**

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

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