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	315/1050 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$597,000	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
313/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	$545,000	02-May-26
414/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	$535,000	28-May-26
307/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	$560,000	08-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: 13 July 2026

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313/1050 MT ALEXANDER ROAD ESSENDON VIC 3040

2 2 1

Sold Price **$545,000** Sold Date **02-May-26**

Distance **0km**

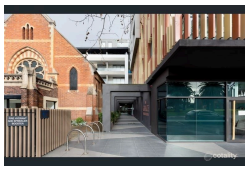


414/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040

2 2 1

Sold Price **$535,000** Sold Date **28-May-26**

Distance **0.04km**



307/1005 MT ALEXANDER ROAD ESSENDON VIC 3040

2 2 1

Sold Price RS **$560,000** Sold Date **08-May-26**

Distance **0.18km**

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

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