Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 27/10/26

Property offered for sale

Address
Including suburb and postcode: 10/6 Sturt Street, Essendon Victoria 3040

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Unit	2	2	1	92m²	766

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between $570,000 & $600,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $598,800 Property type *Unit* Suburb Essendon

Period: from 01/04/2026 to 30/06/2026 Source REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
211/1044-1046 Mt Alexander Road, Essendon	587,500	14/09/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Unit	2	1	2	76m²	2,038m²

Comparable property 2

Address	Sale price	Date of sale
104/11 Glass Street, Essendon	600,000	13/04/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Unit	3	2	1	68m²	2,493m²

Comparable property 3

Address	Sale price	Date of sale
111/1050 Mt Alexander Road, Essendon	570,000	11/08/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Unit	2	2	1	70m2	2.011m2

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$590,000
Unconditional sale date	27/10/26