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	102/1024 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between $600,000 & $640,000

Median sale price

Median price $525,250 Property Type Unit Suburb Essendon

Period - From 01/04/2025 to 30/06/2025 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	105B/1020 Mt Alexander Rd ESSENDON 3040	$640,000	20/06/2025
2	18/947 Mt Alexander Rd ESSENDON 3040	$600,000	17/05/2025
3	12/947 Mt Alexander Rd ESSENDON 3040	$612,000	24/04/2025

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: 11/09/2025 15:04

102/1024 Mt Alexander Road, Essendon Vic 3040

JellisCraig

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2 2 1

Property Type: Apartment

Agent Comments

2 bed, 2 bath, 1 car

Indicative Selling Price
$600,000 - $640,000
Median Unit Price
June quarter 2025: $525,250

Comparable Properties



105B/1020 Mt Alexander Rd ESSENDON 3040 (REI)

2 2 2

Price: $640,000
Method: Private Sale
Date: 20/06/2025
Property Type: Apartment

Agent Comments

Close proximity, same accomodation, located on the same road, similar condition



18/947 Mt Alexander Rd ESSENDON 3040 (REI)

2 2 1

Price: $600,000
Method: Private Sale
Date: 17/05/2025
Property Type: Unit

Agent Comments

Similar condition, close proximity, same accomodation



12/947 Mt Alexander Rd ESSENDON 3040 (REI/VG)

2 2 1

Price: $612,000
Method: Sold Before Auction
Date: 24/04/2025
Property Type: Apartment

Agent Comments

Similar condition, close proximity, same accomodation

REIV THE DIFFERENCE | propertydata.com.au

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