

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

103/973 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

\$375,000

&

\$395,000

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

213/11 GLASS STREET ESSENDON VIC 3040	\$375,000	24-Jun-26
202/93-97 ROSE STREET ESSENDON VIC 3040	\$400,000	20-Apr-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: 22 July 2026


**213/11 GLASS STREET ESSENDON
VIC 3040**

Sold Price

^{RS}
\$375,000

Sold Date

24-Jun-26
 1

 1

 1

Distance

0.69km

**202/93-97 ROSE STREET
ESSENDON VIC 3040**

Sold Price

^{RS}
\$400,000

Sold Date

20-Apr-26
 1

 1

 -

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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