

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 Rd, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$500,000

&

\$530,000

Median sale price

Median price

\$540,000

Property Type

House

Suburb

Essendon (3040)

Period - From

05/05/2025

to

05/05/2026

Source

RIEV

Comparable property sales

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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
7/213 BUCKLEY STREET, ESSENDON VIC 3040	\$530,000	22/04/2026
601/19 RUSSELL STREET, ESSENDON VIC 3040	\$530,000	28/02/2026
2/213 BUCKLEY STREET, ESSENDON VIC 3040	\$515,000	26/08/2025

This Statement of Information was prepared on: 05/05/2026

