

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 102/1050 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between \$390,000 & \$415,000

Median sale price

Median price \$575,500 Property Type Unit Suburb Essendon

Period - From 01/10/2025 to 31/12/2025 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	218/82 Bulla Rd STRATHMORE 3041	\$395,000	30/01/2026
2	106/1005 Mt Alexander Rd ESSENDON 3040	\$397,500	12/01/2026
3	2/42-50 Napier Cr ESSENDON 3040	\$410,000	28/11/2025

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: 10/02/2026 16:38



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$390,000 - \$415,000
Median Unit Price
 December quarter 2025: \$575,500

Comparable Properties



218/82 Bulla Rd STRATHMORE 3041 (REI)

[Agent Comments](#)



Price: \$395,000
Method: Private Sale
Date: 30/01/2026
Property Type: Apartment



106/1005 Mt Alexander Rd ESSENDON 3040 (REI)

[Agent Comments](#)



Price: \$397,500
Method: Private Sale
Date: 12/01/2026
Property Type: Apartment



2/42-50 Napier Cr ESSENDON 3040 (REI)

[Agent Comments](#)



Price: \$410,000
Method: Private Sale
Date: 28/11/2025
Property Type: Apartment

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