

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

307/1005 MT ALEXANDER ROAD, ESSENDON, VIC 3040

Indicative selling price

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

Single price

or range between

\$550,000

&

\$580,000

Median sale price

Median price

\$599,938

Property Type

Unit

Suburb

ESSENDON

Period - From

22/01/2025

to

22/01/2026

Source

Cotality

Comparable property sales

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

301/40 COLLINS STREET ESSENDON VIC 3040

\$492,500

23/12/2025

108/222 BUCKLEY STREET ESSENDON VIC 3040

\$450,000

01/12/2025

5/2 CLARINDA ROAD ESSENDON VIC 3040

\$580,000

17/11/2025

This Statement of Information was prepared on: 22/01/2026