

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

203/1020 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

\$600,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2025

to

31 Jan 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

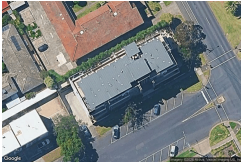
Date of sale

7/947 MT ALEXANDER ROAD ESSENDON VIC 3040	\$632,000	31-Oct-25
306/324 PASCOE VALE ROAD ESSENDON VIC 3040	\$630,000	13-Jan-26
601/51 HOMER STREET MOONEE PONDS VIC 3039	\$600,000	27-Jan-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: 05 February 2026



**7/947 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 2 1

Sold Price **\$632,000** Sold Date **31-Oct-25**

Distance **0.1km**

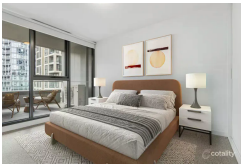


**306/324 PASCOE VALE ROAD
ESSENDON VIC 3040**

2 2 1

Sold Price ^{RS} **\$630,000** Sold Date **13-Jan-26**

Distance **1.18km**



**601/51 HOMER STREET MOONEE
PONDS VIC 3039**

2 2 1

Sold Price ^{RS} **\$600,000** Sold Date **27-Jan-26**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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