

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

207/964 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$598,800 Property Type Unit Suburb Essendon

Period - From 01/04/2026 to 30/06/2026 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	Unit 108/40 Collins St ESSENDON 3040	\$465,000	29/07/2026
2	305/973 Mt Alexander Rd ESSENDON 3040	\$482,500	25/07/2026
3	305/973 Mt Alexander Rd ESSENDON 3040	\$482,500	25/07/2026

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:

05/08/2026 11:33



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Property Type: Apartment
Land Size: 1030 sqm approx
Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

June quarter 2026: \$598,800

Comparable Properties



Unit 108/40 Collins St ESSENDON 3040 (REI)

Agent Comments

2 2 1

Price: \$465,000

Method: Private Sale

Date: 29/07/2026

Property Type: Apartment



305/973 Mt Alexander Rd ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$482,500

Method: Private Sale

Date: 25/07/2026

Property Type: Apartment



305/973 Mt Alexander Rd ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$482,500

Method: Private Sale

Date: 25/07/2026

Property Type: Apartment