

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 313/1050 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between \$500,000 & \$550,000

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	504/19 Russell St ESSENDON 3040	\$550,000	30/03/2026
2	210/11 Glass St ESSENDON 3040	\$590,000	27/03/2026
3	2/14 Hampton Rd ESSENDON 3040	\$560,000	26/03/2026

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: 08/04/2026 09:45



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

December quarter 2025: \$575,500

Comparable Properties



504/19 Russell St ESSENDON 3040 (REI)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment

Land Size: 90 sqm approx



210/11 Glass St ESSENDON 3040 (REI)

Agent Comments

2 2 1

Price: \$590,000

Method: Private Sale

Date: 27/03/2026

Property Type: Apartment



2/14 Hampton Rd ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 26/03/2026

Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811