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	2/119 TENNYSON STREET 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	$740,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Essendon
Period-from	01 Nov 2024	to	31 Oct 2025	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
23/63 BUCKLEY STREET MOONEE PONDS VIC 3039	$740,000	03-Jun-25
5/57 BUCKLEY STREET MOONEE PONDS VIC 3039	$753,000	21-Jun-25
1/16 FITZGERALD ROAD ESSENDON VIC 3040	$815,000	12-Aug-25

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: 12 November 2025

Isaak Warburton
M 0419847755
E iwarburton@woodards.com.au



23/63 BUCKLEY STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price **$740,000** Sold Date **03-Jun-25**

Distance **0.8km**



5/57 BUCKLEY STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price **$753,000** Sold Date **21-Jun-25**

Distance **0.74km**



1/16 FITZGERALD ROAD ESSENDON VIC 3040

2 1 2

Sold Price **$815,000** Sold Date **12-Aug-25**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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