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	27 Tweedside Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,900,000 Property Type House Suburb Essendon

Period - From 01/01/2026 to 31/03/2026 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	41 William St ESSENDON 3040	$1,815,000	18/04/2026
2	20 St Kinnord St ABERFELDIE 3040	$1,870,000	28/02/2026
3	1 Brewster St ESSENDON 3040	$1,775,000	24/12/2025

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: 13/05/2026 09:19

27 Tweedside Street, Essendon Vic 3040

JellisCraig

Lara Harris
0433 211 268
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3 2 2

Property Type: House

Agent Comments

Neat Cal Bung home

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
March quarter 2026: $1,900,000

Comparable Properties



41 William St ESSENDON 3040 (REI)

4 1 2

Price: $1,815,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments

Same suburb, one more bedroom but smaller land size.



20 St Kinnord St ABERFELDIE 3040 (REI)

3 1 2

Price: $1,870,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments

Similar suburb, bigger allotment and on a corner, but one less bathroom.



1 Brewster St ESSENDON 3040 (REI)

3 1 2

Price: $1,775,000
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 850 sqm approx

Agent Comments

Same suburb, bigger allotment of land but one less bathroom

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE

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