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	1/119 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Essendon
Period-from	01 Jun 2025	to	31 May 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
3/113 TENNYSON STREET ESSENDON VIC 3040	-	07-Jun-26
4/26 MONTAGUE STREET MOONEE PONDS VIC 3039	$595,000	08-May-26
10/23 BREWSTER STREET ESSENDON VIC 3040	$620,000	16-Feb-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: 25 June 2026

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3/113 TENNYSON STREET ESSENDON VIC 3040

2 1 2

Sold Price RS UN - Sold Date **07-Jun-26**

Distance **0.05km**



4/26 MONTAGUE STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price RS **$595,000** Sold Date **08-May-26**

Distance **0.6km**



10/23 BREWSTER STREET ESSENDON VIC 3040

2 1 1

Sold Price **$620,000** Sold Date **16-Feb-26**

Distance **0.75km**

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

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