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	4/132 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	$300,000	&	$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$597,000	Property type	Unit	Suburb	Essendon
Period-from	01 Jul 2025	to	30 Jun 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
3/89 TENNYSON STREET ESSENDON VIC 3040	$335,000	30-Mar-26
4/20 FITZGERALD ROAD ESSENDON VIC 3040	$295,000	24-Apr-26
7/89 TENNYSON STREET ESSENDON VIC 3040	$337,000	21-Mar-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: 21 July 2026

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3/89 TENNYSON STREET ESSENDON VIC 3040

1 1 1

Sold Price **$335,000** Sold Date **30-Mar-26**

Distance **0.35km**

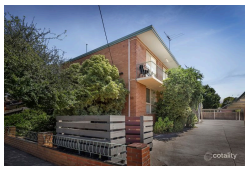


4/20 FITZGERALD ROAD ESSENDON VIC 3040

1 1 1

Sold Price **$295,000** Sold Date **24-Apr-26**

Distance **0.42km**



7/89 TENNYSON STREET ESSENDON VIC 3040

1 1 1

Sold Price **$337,000** Sold Date **21-Mar-26**

Distance **0.35km**

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

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