

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 30/10/26

Property offered for sale

Address
Including suburb and
postcode 1/85 Tennyson Street, Essendon Victoria 3040

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Unit	2	1	1	75m ²	128m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between \$675,000 & \$735,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price \$598,800 Property type UNIT Suburb ESSENDON

Period: from 01/04/2026 to 30/06/2026 Source REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
11/9 The Strand, Moonee Ponds	720,000	07/08/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Unit	2	1	1	89m ²	2,601m ²

Comparable property 2

Address	Sale price	Date of sale
1/16 Turner Street, Moonee Ponds	770,000	10/08/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Unit	2	1	2	82m ²	211m ²

Comparable property 3

Address	Sale price	Date of sale
3/26 Leslie Road, Essendon	710,000	18/07/29

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Unit	2	1	1	100m ²	1,136m ²