

# 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

20 Tennyson Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,250,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb Moonee Ponds

Period - From 01/04/2025

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	22 Peterleigh Gr ESSENDON 3040	\$2,200,000	01/04/2026
2	165 Buckley St ESSENDON 3040	\$2,180,000	21/02/2026
3			

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:

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Rocco Siciliano

03 9489 9422

0408 348 032

roccosiciliano@mcgrath.com.au

**Indicative Selling Price**

\$2,250,000

**Median House Price**

Year ending March 2026: \$1,600,000



 4  3  2

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

Agent Comments

## Comparable Properties



**22 Peterleigh Gr ESSENDON 3040 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 01/04/2026

**Property Type:** House

**Land Size:** 498 sqm approx



**165 Buckley St ESSENDON 3040 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,180,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 508 sqm approx

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.

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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