

# 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
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### Indicative selling price

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

Range between 

\$2,000,000
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 & 

\$2,200,000
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### Median sale price

Median price 

\$1,675,000
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 Property Type 

House
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 Suburb 

Moonee Ponds
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	165 Buckley St ESSENDON 3040	\$2,180,000	21/02/2026
2	53 Primrose St MOONEE PONDS 3039	\$2,025,000	27/11/2025
3	13 George St MOONEE PONDS 3039	\$2,050,000	22/11/2025

**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: 

12/03/2026 16:01
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**Property Type:** Aged, Special & Disability Care (Res)

**Land Size:** 600 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments



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

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 508 sqm approx



**53 Primrose St MOONEE PONDS 3039 (REI/VG)**

Agent Comments



**Price:** \$2,025,000

**Method:** Sold Before Auction

**Date:** 27/11/2025

**Property Type:** House (Res)

**Land Size:** 520 sqm approx



**13 George St MOONEE PONDS 3039 (REI)**

Agent Comments



**Price:** \$2,050,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)