

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

27 Tweedside Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,900,000

Property Type House

Suburb Essendon

Period - From 01/01/2026

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	25 Nimmo St ESSENDON 3040	\$1,962,500	21/03/2026
2	5 Elder Pde ESSENDON 3040	\$1,915,000	28/02/2026
3	50 Ogilvie St ESSENDON 3040	\$1,800,000	10/12/2025

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:

04/05/2026 13:03



3 2 2

Property Type: House (Res)

Agent Comments

Neat family home

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

March quarter 2026: \$1,900,000

Comparable Properties



25 Nimmo St ESSENDON 3040 (REI/VG)

4 2 2

Price: \$1,962,500

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 546 sqm approx

Agent Comments

Same Suburb, one more bedrooms but smaller land size.



5 Elder Pde ESSENDON 3040 (REI/VG)

5 2 -

Price: \$1,915,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 465 sqm approx

Agent Comments

Same suburb, more accommodation but smaller land size



50 Ogilvie St ESSENDON 3040 (REI/VG)

4 2 2

Price: \$1,800,000

Method: Private Sale

Date: 10/12/2025

Property Type: House

Land Size: 652 sqm approx

Agent Comments

Same suburb, similar accommodation