

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

134 Holmes Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2024 to 30/06/2025 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	40 Lorne St MOONEE PONDS 3039	\$2,660,000	05/07/2025
2	20 Hutcheson St MOONEE PONDS 3039	\$2,620,000	05/04/2025
3	15 Bayview Tce ASCOT VALE 3032	\$2,400,000	01/03/2025

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:

20/07/2025 10:02



5 3 2

Property Type: House (Res)

Land Size: 397 sqm approx

Agent Comments

Fully renovated home

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending June 2025: \$1,500,000

Comparable Properties



40 Lorne St MOONEE PONDS 3039 (REI)

5 3 4

Price: \$2,660,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Agent Comments

Same Suburb, same period home with renovated but a slightly older renovation but on a bigger block.



20 Hutcheson St MOONEE PONDS 3039 (REI/VG)

4 2 1

Price: \$2,620,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 435 sqm approx

Agent Comments

Very comparable, Same location, Similar accommodation



15 Bayview Tce ASCOT VALE 3032 (REI/VG)

4 2 1

Price: \$2,400,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 334 sqm approx

Agent Comments

Fully renovated, Neighbouring suburb, same land size and similar accommodation.

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