#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	134 Holmes Road, Moonee Ponds Vic 3039
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,400,000	&	\$2,600,000
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#### Median sale price

Median price	\$1,500,000	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale



Lara Harris 0433 211 268 laraharris@jelliscraig.com.au

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price Year ending June 2025: \$1,500,000



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**Property Type:** House (Res) **Land Size:** 397 sqm approx

Agent Comments
Fully renovated home

## Comparable Properties



40 Lorne St MOONEE PONDS 3039 (REI)

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**3** 

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





**3** 

**Agent Comments** 

Very comparable, Same location, Similar accommodation

**Price:** \$2,620,000 **Method:** Auction Sale **Date:** 05/04/2025

**Property Type:** House (Res) **Land Size:** 435 sqm approx



15 Bayview Tce ASCOT VALE 3032 (REI/VG)

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**3** 

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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