

## 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

3/140 PASCOE VALE ROAD MOONEE PONDS VIC 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

9/715-717 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$740,000	12-Mar-24
25/63 BUCKLEY STREET MOONEE PONDS VIC 3039	\$721,000	22-Feb-25
16/7 HALL STREET MOONEE PONDS VIC 3039	\$720,000	30-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 30 June 2025



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**9/715-717 MT ALEXANDER ROAD  
MOONEE PONDS VIC 3039**

3 1 -

Sold Price

**\$740,000**

Sold Date

**12-Mar-24**

Distance

**0.48km**



**25/63 BUCKLEY STREET MOONEE  
PONDS VIC 3039**

3 2 1

Sold Price

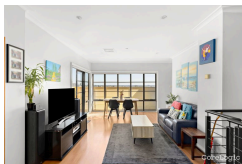
**\$721,000**

Sold Date

**22-Feb-25**

Distance

**0.46km**



**16/7 HALL STREET MOONEE  
PONDS VIC 3039**

3 1 1

Sold Price

**\$720,000**

Sold Date

**30-Nov-24**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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