## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

<b>Property</b>	offered	for sale
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Address Including suburb and	804/10 Young Street, Moonee Ponds Vic 3039
postcode	

#### Indicative selling price

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

Range between	\$590,000	&	\$649,000

#### Median sale price

Median price	\$570,000	Pro	perty Type U	nit		Suburb	Moonee Ponds
Period - From	01/04/2025	to	30/06/2025	So	ource	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	907/15 Everage St MOONEE PONDS 3039	\$635,000	25/06/2025
2	1808/40 Hall St MOONEE PONDS 3039	\$640,000	14/06/2025
3	111/40 Hall St MOONEE PONDS 3039	\$630,000	01/04/2025

#### 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:	16/07/2025 12:10



Date of sale

#### WHITEFOX

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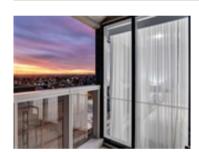




**Property Type: Agent Comments** 

**Indicative Selling Price** \$590,000 - \$649,000 **Median Unit Price** June quarter 2025: \$570,000

# Comparable Properties



907/15 Everage St MOONEE PONDS 3039 (REI)

**Agent Comments** 

Price: \$635,000 Method: Private Sale Date: 25/06/2025

Property Type: Apartment



1808/40 Hall St MOONEE PONDS 3039 (REI)

2





**Agent Comments** 

Price: \$640,000 Method: Private Sale Date: 14/06/2025

Property Type: Apartment



111/40 Hall St MOONEE PONDS 3039 (REI/VG)





Price: \$630,000 Method: Private Sale Date: 01/04/2025

Rooms: 3

Property Type: Apartment

**Agent Comments** 

Account - Whitefox Real Estate | P: 96459699



