

12 Lethbridge Street, Moonee Ponds Vic 3039



3 Bed 1 Bath 1 Car
Property Type: House
Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending March 2025:
 \$1,500,000

Comparable Properties



9 Field St MOONEE PONDS 3039 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$1,020,000
Method: Sold After Auction
Date: 13/04/2025
Property Type: House (Res)
Agent Comments: Comparable size and location.



11 Heritage Street, MOONEE PONDS 3039 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$1,150,000
Method: Private Sale
Date: 31/03/2025
Property Type: House
Agent Comments: Superior land size and aspect.



18 Murray Street, MOONEE PONDS 3039 (REI/VG)

2 Bed 1 Bath 2 Car
Price: \$1,105,000
Method: Sold Before Auction
Date: 28/02/2025
Property Type: House (Res)
Agent Comments: Comparable position, fully renovated, inferior period details.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

12 Lethbridge Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

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

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales

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
9 Field Street, MOONEE PONDS 3039	\$1,020,000	13/04/2025
11 Heritage Street, MOONEE PONDS 3039	\$1,150,000	31/03/2025
18 Murray Street, MOONEE PONDS 3039	\$1,105,000	28/02/2025

This Statement of Information was prepared on:

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