

## 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

18/715-717 MT ALEXANDER 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

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jul 2024

to

30 Jun 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

1106/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$440,000	14-Mar-25
405/40 HALL STREET MOONEE PONDS VIC 3039	\$415,000	13-Nov-24
6/19 GROSVENOR STREET MOONEE PONDS VIC 3039	\$430,000	30-Jul-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: 17 July 2025



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**1106/15 EVERAGE STREET  
MOONEE PONDS VIC 3039**

1 1 1

Sold Price **\$440,000** Sold Date **14-Mar-25**

Distance **0.23km**



**405/40 HALL STREET MOONEE  
PONDS VIC 3039**

1 1 1

Sold Price **\$415,000** Sold Date **13-Nov-24**

Distance **0.23km**



**6/19 GROSVENOR STREET  
MOONEE PONDS VIC 3039**

1 1 1

Sold Price **\$430,000** Sold Date **30-Jul-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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