

# 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 Huntly Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,650,000

&

\$1,750,000

### Median sale price

Median price

\$1,490,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/01/2025

to

31/03/2025

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	Price	Date of sale
1	1 Wilson St MOONEE PONDS 3039	\$1,730,000	17/05/2025
2	26 Roxburgh St ASCOT VALE 3032	\$1,675,000	08/05/2025
3	30 Clarinda Rd ESSENDON 3040	\$1,700,000	02/05/2025

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:

16/06/2025 12:45



**Property Type:** House

**Agent Comments**

Three bedroom, one bathroom weatherboard home with off street parking for two cars.

## Comparable Properties



**1 Wilson St MOONEE PONDS 3039 (REI)**



**Price:** \$1,730,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** House

**Land Size:** 499 sqm approx

**Agent Comments**

Similar accommodation and land size, weatherboard home



**26 Roxburgh St ASCOT VALE 3032 (REI)**



**Price:** \$1,675,000

**Method:** Sold Before Auction

**Date:** 08/05/2025

**Property Type:** House (Res)

**Agent Comments**

Similar accommodation (one more bathroom) and land size, weatherboard home.



**30 Clarinda Rd ESSENDON 3040 (REI)**



**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 02/05/2025

**Property Type:** House

**Agent Comments**

Similar accommodation (one more bathroom) and land size, weatherboard home.