



## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN OR OUTSIDE THE MELBOURNE  
METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act  
1980**

PROPERTY OFFERED FOR SALE

**303/333 Ascot Vale Road, Moonee Ponds 3039**

INDICATIVE SELLING PRICE

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

**\$385,000 - \$415,000**

COMPARABLE PROPERTY SALES

**612/333 Ascot Vale Rd, Moonee Ponds VIC 3039 19 June 2025 \$400,000**

**507/7 Aspen St, Moonee Ponds VIC 3039 24 June 2025 \$375,000**

**908/333 Ascot Vale Rd Moonee Ponds, 25 March 2025 \$393,800**