

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

8/19 Grosvenor Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/04/2024 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 | 6/3 Grosvenor St MOONEE PONDS 3039 | \$440,000 | 17/03/2025 |
| 2 | | | |
| 3 | | | |

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:

07/07/2025 10:52



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Property Type: Apartment

Agent Comments

Apartment | 1 Bedroom 1 Bathroom No Car space

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

Year ending March 2025: \$565,000

Comparable Properties



6/3 Grosvenor St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000

Method: Private Sale

Date: 17/03/2025

Property Type: Apartment

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.