

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

59 Park Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/07/2024

to

30/06/2025

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	27 Spencer St ESSENDON 3040	\$2,250,000	14/06/2025
2	5 Hudson St MOONEE PONDS 3039	\$2,230,000	31/05/2025
3	5 Sydenham St MOONEE PONDS 3039	\$2,300,000	29/03/2025

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:

18/07/2025 14:58



3 1 1

Property Type: House
Land Size: 540 sqm approx
Agent Comments
Period home on a corner

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending June 2025: \$1,500,000

Comparable Properties



27 Spencer St ESSENDON 3040 (REI)

4 2 4

Price: \$2,250,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

Similar property, more accommodation, neighbouring suburb.



5 Hudson St MOONEE PONDS 3039 (REI)

4 3 1

Price: \$2,230,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

Agent Comments

Same suburb, not as good condition but more accommodation



5 Sydenham St MOONEE PONDS 3039 (REI/VG)

4 3 2

Price: \$2,300,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 463 sqm approx

Agent Comments

Same suburb, more accommodation but a more dated home.