

# 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

15 Severn 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,500,000

Property Type

House

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	8 Ovens St MOONEE PONDS 3039	\$1,010,000	31/05/2025
2	9 Field St MOONEE PONDS 3039	\$1,020,000	13/04/2025
3	4 Canterbury St MOONEE PONDS 3039	\$1,035,000	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:

02/07/2025 12:15



**Property Type:** House

**Agent Comments**

2 bedroom, 2 bathroom home.

## Comparable Properties



**8 Ovens St MOONEE PONDS 3039 (REI)**



**Price:** \$1,010,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** House (Res)

**Land Size:** 196 sqm approx

**Agent Comments**

Comparable location, similar accommodation, similar interior, inferior land holding.



**9 Field St MOONEE PONDS 3039 (REI/VG)**



**Price:** \$1,020,000

**Method:** Sold After Auction

**Date:** 13/04/2025

**Property Type:** House (Res)

**Land Size:** 258 sqm approx

**Agent Comments**

Comparable location, similar accommodation, inferior interior, larger land holding.



**4 Canterbury St MOONEE PONDS 3039 (REI/VG)**



**Price:** \$1,035,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 248 sqm approx

**Agent Comments**

Comparable location, similar accommodation, superior interior, larger land holding.