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	15 Severn Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	
9	

Indicative selling price

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

Range between \$1,000,000 &	\$1,100,000	
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Median sale price

Median price	\$1,500,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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Jerome Feery (03) 8378 0514 0438 733 803 jeromefeery@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** Year ending March 2025: \$1,500,000



Property Type: House **Agent Comments**

2 bedroom, 2 bathroom home.

Comparable Properties



8 Ovens St MOONEE PONDS 3039 (REI)

2

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)

2





Agent Comments

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

Price: \$1,020,000

Method: Sold After Auction

Date: 13/04/2025

Property Type: House (Res) Land Size: 258 sqm approx



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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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