## 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	6/55 Buckley Street, Moonee Ponds Vic 3039
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$300,0	00 &	\$330,000	
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### Median sale price

Median price	\$565,000	Pro	perty Type	Unit		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

Add	dress of comparable property	Price	Date of sale
1	2/185 Buckley St ESSENDON 3040	\$330,000	19/06/2025
2	10/30 Richardson St ESSENDON 3040	\$335,000	27/05/2025
3	1/246 Buckley St ESSENDON 3040	\$330,000	23/03/2025

#### 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:	11/07/2025 10:30



#### WHITEFOX

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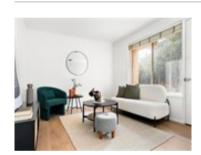




**Property Type:**Agent Comments

Indicative Selling Price \$300,000 - \$330,000 Median Unit Price Year ending June 2025: \$565,000

# Comparable Properties



2/185 Buckley St ESSENDON 3040 (REI)

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1

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**6** 

**Price:** \$330,000 **Method:** Private Sale **Date:** 19/06/2025

Property Type: Unit

**Agent Comments** 



10/30 Richardson St ESSENDON 3040 (REI)

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1



7

**Price:** \$335,000 **Method:** Private Sale **Date:** 27/05/2025

Property Type: Apartment

**Agent Comments** 



1/246 Buckley St ESSENDON 3040 (REI/VG)

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Price: \$330,000 Method: Private Sale Date: 23/03/2025 Property Type: Unit



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Agent Comments

Account - Whitefox Real Estate | P: 96459699





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