

3/23 Scotia Street, Moonee Ponds Vic 3039



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$425,000

Median House Price

Year ending March 2025: \$565,000

Comparable Properties



2/14 Navigator Street, Maribyrnong 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$390,000

Method: Private Sale

Date: 03/06/2025

Property Type: Apartment

Agent Comments: Fully renovated ground floor, no courtyard.



4/14 Navigator Street, Maribyrnong 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$419,000

Method: Private Sale

Date: 20/05/2025

Property Type: Apartment

Agent Comments: Older style block, ground floor with large courtyard.



6/3 Grosvenor Street, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$440,000

Method: Private Sale

Date: 17/03/2025

Property Type: Apartment

Agent Comments: Older style block, ground floor with large courtyard.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3/23 Scotia Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$565,000

Unit

x

Suburb

Moonee Ponds

Period - From

01/04/2024

to

31/03/2025

Source

REIV

Comparable property sales

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
2/14 Navigator Street, MARIBYRNONG 3032	\$390,000	03/06/2025
4/14 Navigator Street, MARIBYRNONG 3032	\$419,000	20/05/2025
6/3 Grosvenor Street, MOONEE PONDS 3039	\$440,000	17/03/2025

This Statement of Information was prepared on:

23/06/2025 13:40