

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

9 York Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,480,000

&

\$1,580,000

Median sale price

Median price

\$1,496,250

Property Type

House

Suburb

Moonee Ponds

Period - From

11/07/2024

to

10/07/2025

Source

Property Data

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.

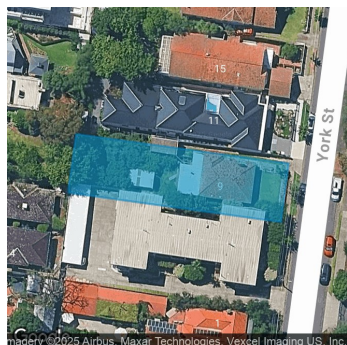
	Address of comparable property	Price	Date of sale
1	120 The Parade ASCOT VALE 3032	\$1,528,000	14/06/2025
2	52 Athol St MOONEE PONDS 3039	\$1,570,000	22/02/2025
3	186 The Parade ASCOT VALE 3032	\$1,595,000	22/02/2025

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:

11/07/2025 14:42



Property Type: House

Agent Comments

3 Bedroom, 1 bathroom home.

Comparable Properties



120 The Parade ASCOT VALE 3032 (REI)



Price: \$1,528,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 536 sqm approx

Agent Comments

Comparable location, similar accommodation, inferior interior, inferior land, less parking.



52 Athol St MOONEE PONDS 3039 (REI/VG)



Price: \$1,570,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

Comparable location, more accommodation, inferior interior, inferior land, less parking.



186 The Parade ASCOT VALE 3032 (REI/VG)



Price: \$1,595,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 505 sqm approx

Agent Comments

Comparable location, similar accommodation, superior interior, inferior land, less parking.