Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode	Including suburb and	
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Indicative selling price

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

Range between \$1,480,000	&	\$1,580,000
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Median sale price

Median price	\$1,496,250	Pro	perty Type F	louse		Suburb	Moonee Ponds
Period - From	11/07/2024	to	10/07/2025	So	ource	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

Add	dress 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 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 14:42





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Indicative Selling Price \$1,480,000 - \$1,580,000 **Median House Price** 11/07/2024 - 10/07/2025: \$1,496,250



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.

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





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