

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

194 MARIBYRNONG ROAD MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,461,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

51 CHAUCER STREET MOONEE PONDS VIC 3039	\$1,460,000	02-Jun-25
6D MILTON STREET ASCOT VALE VIC 3032	\$1,272,000	19-Jun-25
21A VIDA STREET ABERFELDIE VIC 3040	\$1,400,000	31-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 28 July 2025



51 CHAUCER STREET MOONEE PONDS VIC 3039

4 2 1

Sold Price ^{RS} **\$1,460,000** Sold Date **02-Jun-25**

Distance **0.91km**

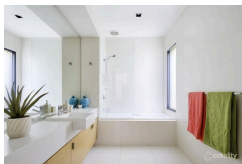


6D MILTON STREET ASCOT VALE VIC 3032

3 2 1

Sold Price **\$1,272,000** Sold Date **19-Jun-25**

Distance **0.96km**



21A VIDA STREET ABERFELDIE VIC 3040

4 2 1

Sold Price **\$1,400,000** Sold Date **31-Mar-25**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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