

# 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

58 Dean Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$955,000 & \$1,050,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Moonee Ponds

Period - From 01/04/2024 to 31/03/2025 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	Price	Date of sale
1	2 Station Av ASCOT VALE 3032	\$960,000	24/04/2025
2	9 Field St MOONEE PONDS 3039	\$1,020,000	13/04/2025
3	4 Canterbury St MOONEE PONDS 3039	\$1,035,000	29/03/2025

**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:

23/05/2025 12:39

58 Dean Street, Moonee Ponds Vic 3039

**Jellis  
Craig**

Simon Mason  
(03) 8378 0507  
0439 617 844

simonmason@jellisrcraig.com.au

**Indicative Selling Price**

\$955,000 - \$1,050,000

**Median House Price**

Year ending March 2025: \$1,500,000



2 1 2

**Property Type:** House

**Agent Comments**

2 Bedroom, 1 bathroom single front home.

## Comparable Properties



**2 Station Av ASCOT VALE 3032 (REI)**

2 1 -

**Price:** \$960,000

**Method:** Private Sale

**Date:** 24/04/2025

**Property Type:** House

**Agent Comments**

Comparable location, similar accommodation, similar interior, comparable land.



**9 Field St MOONEE PONDS 3039 (REI)**

2 1 -

**Price:** \$1,020,000

**Method:** Sold After Auction

**Date:** 13/04/2025

**Property Type:** House (Res)

**Land Size:** 258 sqm approx

**Agent Comments**

Comparable location, similar accommodation, similar interior, superior land.



**4 Canterbury St MOONEE PONDS 3039 (REI)**

2 1 -

**Price:** \$1,035,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 248 sqm approx

**Agent Comments**

Comparable location, similar accommodation, similar interior, Superior land.

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



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