

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

4/21 Moore Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/04/2025 to 30/06/2025 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	216/51 Homer St MOONEE PONDS 3039	\$510,000	11/07/2025
2	1106/7 Aspen St MOONEE PONDS 3039	\$580,000	21/06/2025
3	316/51 Homer St MOONEE PONDS 3039	\$525,000	20/05/2025

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:

23/07/2025 11:05



2 2 1

Property Type: Serviced
Apartment
Agent Comments

Indicative Selling Price
\$520,000 - \$560,000
Median Unit Price
June quarter 2025: \$570,000

Comparable Properties



216/51 Homer St MOONEE PONDS 3039 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment



1106/7 Aspen St MOONEE PONDS 3039 (REI)

Agent Comments

2 2 1

Price: \$580,000
Method: Private Sale
Date: 21/06/2025
Property Type: Apartment



316/51 Homer St MOONEE PONDS 3039 (REI)

Agent Comments

2 1 1

Price: \$525,000
Method: Private Sale
Date: 20/05/2025
Property Type: Apartment