

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

41 Darling Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

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	6 Clarinda Rd ESSENDON 3040	\$1,400,000	05/04/2025
2	73a Eglinton St MOONEE PONDS 3039	\$1,380,000	29/03/2025
3	48 Moonee St ASCOT VALE 3032	\$1,357,500	28/03/2025

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:

13/06/2025 10:47



4 2 1

Property Type: House
Land Size: 260 sqm approx
Agent Comments
Free standing single front

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2025: \$1,500,000

Comparable Properties



6 Clarinda Rd ESSENDON 3040 (REI)

3 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)

Agent Comments

Neighbouring Suburb, similar accommodation and condition.



73a Eglinton St MOONEE PONDS 3039 (REI)

3 3 2

Price: \$1,380,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments

Same suburb, similar accommodation and condition.



48 Moonee St ASCOT VALE 3032 (REI)

3 2 -

Price: \$1,357,500
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House

Agent Comments

Neighbouring Suburb, similar accommodation and condition.