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	41 Darling Street, Moonee Ponds Vic 3039
Including suburb and	_
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,500,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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Lara Harris 0433 211 268 laraharris@jelliscraig.com.au

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



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Property Type: House Land Size: 260 sqm approx

Agent Comments
Free standing single front

Comparable Properties



6 Clarinda Rd ESSENDON 3040 (REI)

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Price: \$1,400,000 **Method:** Auction Sale **Date:** 05/04/2025

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2

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Agent Comments

Neighbouring Suburb, similar accommodation and condition.



73a Eglinton St MOONEE PONDS 3039 (REI)

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3



Property Type: House (Res)

3



2

Agent Comments

Same suburb, similar accommodation and condition.

Price: \$1,380,000 **Method:** Auction Sale **Date:** 29/03/2025

Property Type: House (Res)

48 Moonee St ASCOT VALE 3032 (REI)

3



Price: \$1,357,500

Method: Sold Before Auction

Date: 28/03/2025 **Property Type:** House

Agent Comments

Neighbouring Suburb, similar accommodation and condition.

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





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