

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

71 Ormond Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,555,000

Property Type

House

Suburb

Moonee Ponds

Period - From

12/05/2025

to

11/05/2026

Source

Property Data

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 Lethbridge St MOONEE PONDS 3039	\$1,325,000	08/05/2026
2	4 Steele St MOONEE PONDS 3039	\$1,180,000	03/05/2026
3	2 Elizabeth St MOONEE PONDS 3039	\$1,240,000	30/03/2026

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:

12/05/2026 16:36



3 1 1

Property Type: House
Land Size: 418 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
12/05/2025 - 11/05/2026: \$1,555,000

Comparable Properties



6 Lethbridge St MOONEE PONDS 3039 (REI)

Agent Comments

3 2 1

Price: \$1,325,000
Method: Sold Before Auction
Date: 08/05/2026
Property Type: House (Res)



4 Steele St MOONEE PONDS 3039 (REI)

Agent Comments

3 1 1

Price: \$1,180,000
Method: Private Sale
Date: 03/05/2026
Rooms: 4
Property Type: House (Res)
Land Size: 212 sqm approx



2 Elizabeth St MOONEE PONDS 3039 (REI)

Agent Comments

3 1 -

Price: \$1,240,000
Method: Private Sale
Date: 30/03/2026
Property Type: House

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372