8a/40 Young Street, Moonee Ponds Vic 3039



1 Bed 1 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$345,000 Median House Price Year ending December 2024: \$580,000

Comparable Properties



5/119 Buckley Street, Essendon 3040 (REI)

1 Bed 1 Bath - Car Price: \$347,000 Method: Private Sale Date: 13/01/2024

Property Type: Apartment

Agent Comments: Comparable one bedroom

accommodation in similar style block



3/2 Alexandra Avenue, Moonee Ponds 3039 (REI/VG)

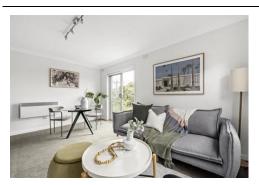
1 Bed 1 Bath 1 Car Price: \$355,000 Method: Private Sale Date: 12/01/2024

Rooms: 2

Property Type: Apartment

Agent Comments: Comparable one bedroom

accommodation



6/5 Park Street, Moonee Ponds 3039 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$341,500 Method: Private Sale Date: 24/12/2024

Property Type: Apartment

Agent Comments: Comparable one bedroom apartment

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Proi	pertv	offered	for sa	le

Address Including suburb or locality and postcode	8a/40 Young Street, Moonee Ponds Vic 3039
locality and postcode	

Indicative selling price

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

\$345,000

Median sale price

Median price	\$580,000		Unit x	Suburb	b Moonee Ponds
Period - From	01/01/2024	to	31/12/2024	s	Source REIV

Comparable property sales

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
5/119 Buckley Street, ESSENDON 3040	\$347,000	13/01/2025
3/2 Alexandra Avenue, MOONEE PONDS 3039	\$355,000	12/01/2025
6/5 Park Street, MOONEE PONDS 3039	\$341,500	24/12/2024

This Statement of Information was prepared on: 28/02/2025 13:49

