

# 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

76 Maribyrnong Road, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,190,000

### Median sale price

Median price \$1,542,500

Property Type House

Suburb Moonee Ponds

Period - From 07/03/2024

to 06/03/2025

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	60 Argyle St MOONEE PONDS 3039	\$1,150,000	01/03/2025
2	66 Maribyrnong Rd MOONEE PONDS 3039	\$1,100,000	20/11/2024
3	113 Wilson St MOONEE PONDS 3039	\$1,120,000	07/11/2024

**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:

07/03/2025 10:03



 3  2  3

**Property Type:** House  
**Land Size:** 455 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,190,000  
**Median House Price**  
07/03/2024 - 06/03/2025: \$1,542,500

## Comparable Properties



**60 Argyle St MOONEE PONDS 3039 (REI)**

[Agent Comments](#)

 3  1  1

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx



**66 Maribyrnong Rd MOONEE PONDS 3039 (REI)**

[Agent Comments](#)

 3  1  1

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 20/11/2024  
**Property Type:** House (Res)  
**Land Size:** 282 sqm approx



**113 Wilson St MOONEE PONDS 3039 (REI/VG)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,120,000  
**Method:** Sold Before Auction  
**Date:** 07/11/2024  
**Property Type:** House (Res)  
**Land Size:** 446 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655