

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 4 Hopetoun Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$2,400,000 & \$2,500,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Moonee Ponds

Period - From 21/02/2024 to 20/02/2025 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	14 Byron St MOONEE PONDS 3039	\$2,575,000	20/12/2024
2	8 Robb St ESSENDON 3040	\$2,340,000	30/11/2024
3	24 Stuart St MOONEE PONDS 3039	\$2,250,000	30/11/2024

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: 21/02/2025 14:01



3 1 2

Property Type: House
Land Size: 353 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,500,000
Median House Price
21/02/2024 - 20/02/2025: \$1,500,000

Comparable Properties



14 Byron St MOONEE PONDS 3039 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,575,000
Method: Private Sale
Date: 20/12/2024
Property Type: House



8 Robb St ESSENDON 3040 (REI)

[Agent Comments](#)

4 2 1

Price: \$2,340,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 491 sqm approx



24 Stuart St MOONEE PONDS 3039 (REI)

[Agent Comments](#)

5 3 2

Price: \$2,250,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Account - Biggin & Scott | P: 03 9317 5577