

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

813 Mt Alexander Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Moonee Ponds

Period - From 01/01/2024

to

31/12/2024

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	Price	Date of sale
1	66 Maribyrnong Rd MOONEE PONDS 3039	\$1,100,000	20/11/2024
2	2a Kendall St ESSENDON 3040	\$1,050,000	29/10/2024
3			

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:

27/02/2025 16:21



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Property Type: House
Land Size: 335 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending December 2024: \$1,525,000

Comparable Properties



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



2a Kendall St ESSENDON 3040 (REI)

Agent Comments

3 1 -

Price: \$1,050,000
Method: Sold Before Auction
Date: 29/10/2024
Property Type: House (Res)

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.