

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 109/95 Buckley Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/10/2024 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	305/10 Young St MOONEE PONDS 3039	\$720,000	04/02/2025
2	103/95 Buckley St MOONEE PONDS 3039	\$685,000	21/01/2025
3	609/4 Young St MOONEE PONDS 3039	\$670,000	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: 04/03/2025 16:26

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

December quarter 2024: \$560,000

Comparable Properties



305/10 Young St MOONEE PONDS 3039 (REI)

Agent Comments

2 2 1

Price: \$720,000

Method: Private Sale

Date: 04/02/2025

Property Type: Apartment



103/95 Buckley St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 2

Price: \$685,000

Method: Private Sale

Date: 21/01/2025

Property Type: Apartment



609/4 Young St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 1

Price: \$670,000

Method: Auction Sale

Date: 30/11/2024

Rooms: 3

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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