

# 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

14 Kipling Street, 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)

Range between

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$1,440,000

Property Type

House

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	40 Maribyrnong Rd MOONEE PONDS 3039	\$2,180,000	06/01/2025
2	45 Darling St MOONEE PONDS 3039	\$2,165,000	12/11/2024
3	26 Kendall St ESSENDON 3040	\$2,110,000	10/10/2024

**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:

10/02/2025 16:51



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 782 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
December quarter 2024: \$1,440,000

## Comparable Properties



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

Agent Comments



**Price:** \$2,180,000  
**Method:** Private Sale  
**Date:** 06/01/2025  
**Property Type:** House  
**Land Size:** 1036 sqm approx



**45 Darling St MOONEE PONDS 3039 (REI/VG)**

Agent Comments



**Price:** \$2,165,000  
**Method:** Sold Before Auction  
**Date:** 12/11/2024  
**Property Type:** House (Res)  
**Land Size:** 520 sqm approx



**26 Kendall St ESSENDON 3040 (REI/VG)**

Agent Comments



**Price:** \$2,110,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2024  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 1033 sqm approx

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