### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### 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

Range between \$2,000,000 & \$2,200,000

#### Median sale price

Median price	\$1,440,000	Pro	perty Type	House		Suburb	Moonee Ponds
Period - From	01/10/2024	to	31/12/2024	9	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

Aut	areas or comparable property	1 1100	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



Date of sale









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 guarter 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)





Price: \$2,165,000

Method: Sold Before Auction

Date: 12/11/2024

Property Type: House (Res) Land Size: 520 sqm approx

Agent Comments



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

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





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