

8a/40 Young Street, Moonee Ponds Vic 3039



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$355,000
Median House Price
 Year ending December 2024:
 \$580,000

Comparable Properties



3/2 Alexandra Avenue, Moonee Ponds 3039 (REI)
1 Bed 1 Bath 1 Car
Price: \$355,000
Method: Private Sale
Date: 12/01/2024
Rooms: 2
Property Type: Apartment
Agent Comments: Comparable accommodation, similar presentation.



1/17-19 Middle Street, Ascot Vale 3032 (REI)
1 Bed 1 Bath 1 Car
Price: \$370,000
Method: Private Sale
Date: 29/01/2024
Property Type: Unit
Agent Comments: Comparable accommodation, inferior presentation.



1/68 Ormond Road, Ascot Vale 3032 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$373,000
Method: Private Sale
Date: 13/11/2024
Rooms: 2
Property Type: Flat
Agent Comments: Comparable accommodation, similar presentation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

8a/40 Young Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$355,000

Median sale price

Median price

\$580,000

Unit

x

Suburb

Moonee Ponds

Period - From

01/01/2024

to

31/12/2024

Source

REIV

Comparable property sales

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
3/2 Alexandra Avenue, MOONEE PONDS 3039	\$355,000	12/01/2025
1/17-19 Middle Street, ASCOT VALE 3032	\$370,000	29/11/2024
1/68 Ormond Road, ASCOT VALE 3032	\$373,000	13/11/2024

This Statement of Information was prepared on:

10/02/2025 12:03