

## 5/243 Union Road, Moonee Ponds Vic 3039



**3 Bed 2 Bath 2 Car**  
**Property Type:** Townhouse (Res)  
**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 Year ending September 2024:  
 \$580,000

## Comparable Properties



**2/33 Sandown Road, Ascot Vale 3032 (REI)**  
**3 Bed 2 Bath 1 Car**  
**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property/ Type:** Townhouse (Res)  
**Agent Comments:** Modern 2 level Townhouse, superior accommodation.



**1/69 Bent Street, Moonee Ponds 3039 (REI)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 27/11/2024  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Modern 2 level Townhouse, superior accommodation.



**1/77 Epsom Road, Ascot Vale 3032 (REI/VG)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$940,000  
**Method:** Sold Before Auction  
**Date:** 11/09/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Modern Townhouse over 3 levels.

## 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

5/243 Union Road, Moonee Ponds Vic 3039
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  Unit  Suburb

Period - From  to  Source

#### 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
2/33 Sandown Road, ASCOT VALE 3032	\$925,000	07/12/2024
1/69 Bent Street, MOONEE PONDS 3039	\$950,000	27/11/2024
1/77 Epsom Road, ASCOT VALE 3032	\$940,000	11/09/2024

This Statement of Information was prepared on: