

# 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

62 Derby 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$1,525,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2024 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	24 Stuart St MOONEE PONDS 3039	\$2,250,000	30/11/2024
2	4 Grace St MOONEE PONDS 3039	\$2,280,000	19/11/2024
3			

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:

24/02/2025 13:18



 5    4    2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

Year ending December 2024: \$1,525,000

## Comparable Properties



**24 Stuart St MOONEE PONDS 3039 (REI)**

**Agent Comments**

 5    3    2

**Price:** \$2,250,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)



**4 Grace St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

 4    4    4

**Price:** \$2,280,000

**Method:** Private Sale

**Date:** 19/11/2024

**Property Type:** House

**Land Size:** 286 sqm approx

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.

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