

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

1/57 BUCKLEY STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

5/57 BUCKLEY STREET MOONEE PONDS VIC 3039	\$753,000	21-Jun-25
4/9 ARDOCH STREET ESSENDON VIC 3040	\$835,000	31-May-25
4/6 TURNER STREET MOONEE PONDS VIC 3039	\$790,000	08-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 22 October 2025



5/57 BUCKLEY STREET MOONEE PONDS VIC 3039

Sold Price

\$753,000

Sold Date

21-Jun-25

 2

 1

 1

Distance

0km



4/9 ARDOCH STREET ESSENDON VIC 3040

Sold Price

\$835,000

Sold Date

31-May-25

 3

 1

 1

Distance

1km



4/6 TURNER STREET MOONEE PONDS VIC 3039

Sold Price

^{RS} **\$790,000**

Sold Date

08-Sep-25

 2

 1

 1

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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