

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

1/87 BENT 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,575,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Jul 2025

to

30 Jun 2026

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

2/57B BENT STREET MOONEE PONDS VIC 3039	\$995,000	14-Apr-26
2/65 WILSON STREET MOONEE PONDS VIC 3039	\$1,200,000	09-Apr-26
33 MAPLE WALK MOONEE PONDS VIC 3039	\$979,000	25-Apr-26

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: 28 July 2026



2/57B BENT STREET MOONEE PONDS VIC 3039

 3  1  1

Sold Price

\$995,000

Sold Date

14-Apr-26

Distance

0.24km



2/65 WILSON STREET MOONEE PONDS VIC 3039

 3  2  1

Sold Price

\$1,200,000

Sold Date

09-Apr-26

Distance

0.5km



33 MAPLE WALK MOONEE PONDS VIC 3039

 3  2  2

Sold Price

\$979,000

Sold Date

25-Apr-26

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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