

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 LEARMONTH 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

\$1,600,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Aug 2024

to

31 Jul 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

74 ATHOL STREET MOONEE PONDS VIC 3039	\$1,790,000	17-May-25
17 SUSSEX STREET MOONEE PONDS VIC 3039	\$1,626,000	07-May-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: 25 August 2025



74 ATHOL STREET MOONEE PONDS VIC 3039

 5  2  2

Sold Price **\$1,790,000** Sold Date **17-May-25**

Distance **0.27km**



17 SUSSEX STREET MOONEE PONDS VIC 3039

 4  2  1

Sold Price **\$1,626,000** Sold Date **07-May-25**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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