

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

105/21 MOORE 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

\$390,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Aug 2025

to

31 Jul 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

12/2 ALEXANDRA AVENUE MOONEE PONDS VIC 3039	\$381,000	25-Jun-26
510/7 ASPEN STREET MOONEE PONDS VIC 3039	\$435,000	16-Jul-26
4/16 HOLMES ROAD MOONEE PONDS VIC 3039	\$415,000	09-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: 22 August 2026



**12/2 ALEXANDRA AVENUE
MOONEE PONDS VIC 3039**

Sold Price

^{RS}

\$381,000

Sold Date

25-Jun-26



1



1



1

Distance

0.51km



**510/7 ASPEN STREET MOONEE
PONDS VIC 3039**

Sold Price

^{RS}

\$435,000

Sold Date

16-Jul-26



1



1



1

Distance

0.29km



**4/16 HOLMES ROAD MOONEE
PONDS VIC 3039**

Sold Price

\$415,000

Sold Date

09-Apr-26



1



1



1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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