

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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Sep 2025

to

31 Aug 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

4/16 HOLMES ROAD MOONEE PONDS VIC 3039	\$415,000	09-Apr-26
12/2 ALEXANDRA AVENUE MOONEE PONDS VIC 3039	\$381,000	25-Jun-26
203/525 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$395,000	10-Jul-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: 16 September 2026



4/16 HOLMES ROAD MOONEE PONDS VIC 3039

 1  1  1

Sold Price **\$415,000** Sold Date **09-Apr-26**

Distance **0.23km**



12/2 ALEXANDRA AVENUE MOONEE PONDS VIC 3039

 1  1  1

Sold Price ^{RS} **\$381,000** Sold Date **25-Jun-26**

Distance **0.51km**



203/525 MT ALEXANDER ROAD MOONEE PONDS VIC 3039

 1  1  1

Sold Price **\$395,000** Sold Date **10-Jul-26**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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