

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

107 Buckley Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,150,000

&

\$2,365,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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
1	53 Primrose St MOONEE PONDS 3039	\$2,025,000	27/11/2025
2	54 Parkstone Av PASCOE VALE SOUTH 3044	\$2,200,000	15/08/2025
3	5a Lennox St MOONEE PONDS 3039	\$2,025,000	19/07/2025

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 six months.~~

This Statement of Information was prepared on:

01/12/2025 12:46



Property Type: House
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,365,000
Median House Price
Year ending September 2025: \$1,500,000

Comparable Properties



53 Primrose St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$2,025,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 520 sqm approx



54 Parkstone Av PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 15/08/2025
Property Type: House (Res)
Land Size: 558 sqm approx



5a Lennox St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$2,025,000
Method: Private Sale
Date: 19/07/2025
Property Type: House
Land Size: 524 sqm approx