

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

111/535 MT ALEXANDER ROAD 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Nov 2024

to

31 Oct 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

507/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$480,000	17-Jul-25
207/525 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$495,000	05-Jun-25
21/2 WALKER STREET MOONEE PONDS VIC 3039	\$510,000	20-Aug-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: 19 November 2025

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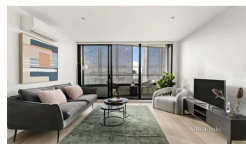


**507/341 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

 2  1  1

Sold Price **\$480,000** Sold Date **17-Jul-25**

Distance **0.28km**



**207/525 MT ALEXANDER ROAD
MOONEE PONDS VIC 3039**

 2  1  1

Sold Price **\$495,000** Sold Date **05-Jun-25**

Distance **0.05km**



**21/2 WALKER STREET MOONEE
PONDS VIC 3039**

 2  1  1

Sold Price **\$510,000** Sold Date **20-Aug-25**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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