## 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

126 Athol Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,390,000		&		\$1,490,000					
Median sale p	rice									
Median price	\$1,490,000	Pro	operty Type	Hou	ISE		Suburb	Moonee Ponds		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Eglinton St MOONEE PONDS 3039	\$1,485,000	10/05/2025
2	6 Clarinda Rd ESSENDON 3040	\$1,400,000	05/04/2025
3	7 Learmonth St MOONEE PONDS 3039	\$1,500,000	06/12/2024

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:

21/05/2025 15:03



126 Athol Street, Moonee Ponds Vic 3039

## WHIJEFOX

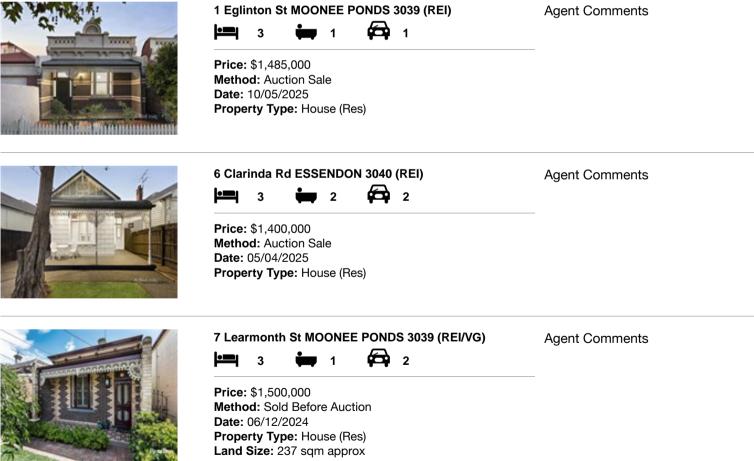
Patrick Tilli



**Property Type:** House (Res) Agent Comments 0413 083 735 paddy@whitefoxrealestate.com.au

> Indicative Selling Price \$1,390,000 - \$1,490,000 Median House Price March quarter 2025: \$1,490,000

# Comparable Properties



Account - Whitefox Real Estate | P: 96459699



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