

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

128/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$435,000

&

\$478,500

Median sale price

Median price \$570,000

Property Type Unit

Suburb Moonee Ponds

Period - From 01/04/2025

to

30/06/2025

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	307/40 Hall St MOONEE PONDS 3039	\$475,000	22/07/2025
2	627/40 Hall St MOONEE PONDS 3039	\$440,000	27/05/2025
3	113/40 Hall St MOONEE PONDS 3039	\$455,000	20/03/2025

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:

12/08/2025 14:41



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$435,000 - \$478,500

Median Unit Price

June quarter 2025: \$570,000

Comparable Properties



307/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

1
 1
 1

Price: \$475,000

Method: Private Sale

Date: 22/07/2025

Property Type: Apartment



627/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1
 1
 1

Price: \$440,000

Method: Private Sale

Date: 27/05/2025

Property Type: Apartment



113/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

1
 1
 1

Price: \$455,000

Method: Private Sale

Date: 20/03/2025

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951