

## 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

13a Norfolk Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price

\$818,250

Property Type

Townhouse

Suburb

Moonee Ponds

Period - From

30/07/2024

to

29/07/2025

Source

Property Data

### 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.

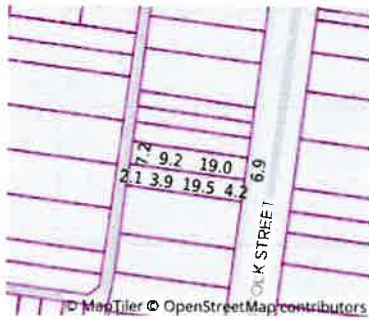
	Address of comparable property	Price	Date of sale
1	35A Nimmo St ESSENDON 3040	\$1,667,500	19/07/2025
2	26 Darling St MOONEE PONDS 3039	\$1,660,000	31/05/2025
3	85b Holmes Rd MOONEE PONDS 3039	\$1,680,000	29/04/2025

**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:

30/07/2025 14:30



**Property Type:**

**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median Townhouse Price**  
30/07/2024 - 29/07/2025: \$818,250

## Comparable Properties



**35A Nimmo St ESSENDON 3040 (REI)**

**Agent Comments**



**Price:** \$1,667,500  
**Method:** Auction Sale  
**Date:** 19/07/2025  
**Property Type:** House (Res)



**26 Darling St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**



**Price:** \$1,660,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 304 sqm approx



**85b Holmes Rd MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**



**Price:** \$1,680,000  
**Method:** Private Sale  
**Date:** 29/04/2025  
**Property Type:** House (Res)

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655



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