

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

16 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$900,000 & \$990,000

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 Hurtle St ASCOT VALE 3032	\$920,000	27/08/2025
2	58 Dean St MOONEE PONDS 3039	\$1,000,000	02/06/2025
3	8 Ovens St MOONEE PONDS 3039	\$1,010,000	31/05/2025

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:

27/11/2025 12:22

Nick Eres
0498 032 998
nick@whitefoxrealestate.com.au



2 1 2

Property Type: House
Land Size: 282 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending September 2025: \$1,500,000

Comparable Properties



53 Hurtle St ASCOT VALE 3032 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$920,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: House (Res)
Land Size: 265 sqm approx



58 Dean St MOONEE PONDS 3039 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,000,000
Method: Private Sale
Date: 02/06/2025
Property Type: House (Res)
Land Size: 199 sqm approx



8 Ovens St MOONEE PONDS 3039 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,010,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 196 sqm approx