

## 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

17/715-717 MT ALEXANDER ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

10/269 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$460,000	19-Jun-25
29/122 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$455,000	28-May-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: 18 July 2025



**10/269 ASCOT VALE ROAD  
MOONEE PONDS VIC 3039**

 2  1  1

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**19-Jun-25**

Distance

**0.94km**



**29/122 MARIBYRNONG ROAD  
MOONEE PONDS VIC 3039**

 2  1  1

Sold Price

**\$455,000**

Sold Date

**28-May-25**

Distance

**1.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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