

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 2/263 Union Road, Moonee Ponds Vic 3039
Including suburb and postcode

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,675,000 Property Type House Suburb Moonee Ponds
Period - From 01/10/2025 to 31/12/2025 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	1/57 Buckley St MOONEE PONDS 3039	\$890,000	06/12/2025
2	45 Sydney St ASCOT VALE 3032	\$991,000	08/11/2025
3	4/18 Rothwell St ASCOT VALE 3032	\$996,000	19/07/2025

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:

16/01/2026 13:35

**Property Type:**

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2025: \$1,675,000

Comparable Properties

**1/57 Buckley St MOONEE PONDS 3039 (REI)**

Agent Comments

Price: \$890,000**Method:** Auction Sale**Date:** 06/12/2025**Property Type:** Townhouse (Res)**45 Sydney St ASCOT VALE 3032 (REI)**

Agent Comments

Price: \$991,000**Method:** Auction Sale**Date:** 08/11/2025**Property Type:** Townhouse (Res)**4/18 Rothwell St ASCOT VALE 3032 (REI/VG)**

Agent Comments

Price: \$996,000**Method:** Auction Sale**Date:** 19/07/2025**Property Type:** Townhouse (Res)
Account - McDonald Upton | P: 03 93759375 | F: 03 93792655