

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

201/40 HALL STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

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

302/51 HOMER STREET MOONEE PONDS VIC 3039	\$380,000	30-May-25
919/40 HALL STREET MOONEE PONDS VIC 3039	\$355,000	25-Feb-25
115/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$343,000	27-Jun-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: 09 July 2025



**302/51 HOMER STREET MOONEE
PONDS VIC 3039**

 1  1  -

Sold Price

^{RS} **\$380,000** Sold Date **30-May-25**

Distance **0km**



**919/40 HALL STREET MOONEE
PONDS VIC 3039**

 1  1  -

Sold Price

^{RS} **\$355,000** Sold Date **25-Feb-25**

Distance **0km**



**115/333 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

 1  1  -

Sold Price

^{RS} **\$343,000** Sold Date **27-Jun-25**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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