

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 203/19 Moore Street, Moonee Ponds, VIC 3039

Indicative selling price

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

Price Range

\$460,000

&

\$500,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Moonee Ponds (3039)

Period - From

01/07/2025

to

30/09/2025

Source

REIV

Comparable property sales

A These are two 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
4/21 MOORE STREET, MOONEE PONDS VIC 3039	\$500,000	28/08/2025
105/19 MOORE STREET, MOONEE PONDS VIC 3039	\$460,000	05/08/2025

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: 02/12/2025