

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

21 Winchester Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Moonee Ponds

Period - From

15/12/2024

to

14/12/2025

Source

Property Data

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	15 Robb St ESSENDON 3040	\$1,835,000	22/11/2025
2	53 Epsom Rd ASCOT VALE 3032	\$1,800,000	06/09/2025
3	45 Margaret St MOONEE PONDS 3039	\$1,880,000	05/07/2025

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:

15/12/2025 15:29

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4 3

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
15/12/2024 - 14/12/2025: \$1,570,000

Comparable Properties



15 Robb St ESSENDON 3040 (REI)

Agent Comments

3 1 1

Price: \$1,835,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 399 sqm approx



53 Epsom Rd ASCOT VALE 3032 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000
Method: Sold Before Auction
Date: 06/09/2025
Property Type: House (Res)
Land Size: 330 sqm approx



45 Margaret St MOONEE PONDS 3039 (REI/VG)

Agent Comments

3 2 2

Price: \$1,880,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 312 sqm approx