

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

2B Argyle Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$830,000

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/01/2026

to

31/03/2026

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	32 Gladstone St MOONEE PONDS 3039	\$826,000	31/03/2026
2	24 Harmony Rd ASCOT VALE 3032	\$835,000	17/03/2026
3	39a Taylor St MOONEE PONDS 3039	\$780,000	12/03/2026

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:

15/05/2026 14:47



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$830,000

Median Unit Price

March quarter 2026: \$675,000

Comparable Properties



32 Gladstone St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 2  2  1

Price: \$826,000

Method: Private Sale

Date: 31/03/2026

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 52 sqm approx



24 Harmony Rd ASCOT VALE 3032 (REI/VG)

Agent Comments

 2  2  2

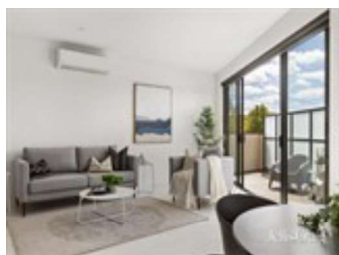
Price: \$835,000

Method: Sold Before Auction

Date: 17/03/2026

Property Type: House (Res)

Land Size: 131 sqm approx



39a Taylor St MOONEE PONDS 3039 (REI)

Agent Comments

 2  2  1

Price: \$780,000

Method: Private Sale

Date: 12/03/2026

Property Type: Townhouse (Single)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655