Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	' sale
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Address	3/12 Ardmillan 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	\$600,000	8	\$660,000
Range between	\$600,000	α	φουσ,σοσ

Median sale price

Median price	\$570,000	Pro	perty Type	Unit		Suburb Moonee Ponds
Period - From	01/04/2025	to	30/06/2025		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	5/45 Combermere St ABERFELDIE 3040	\$650,000	21/08/2025
2	3/48 Richardson St ESSENDON 3040	\$621,000	18/08/2025
3	49a Epsom Rd ASCOT VALE 3032	\$670,000	14/06/2025

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:	11/09/2025 11:38
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