

## 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

3/6 SHUTER STREET MOONEE PONDS VIC 3039

### Indicative selling price

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

Single Price

\$729,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jun 2024

to

31 May 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

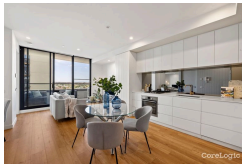
Date of sale

806/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$720,000	01-Feb-25
305/10 YOUNG STREET MOONEE PONDS VIC 3039	\$720,000	04-Feb-25
21/63 BUCKLEY STREET MOONEE PONDS VIC 3039	\$725,000	16-May-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: 17 June 2025



**806/333 ASCOT VALE ROAD  
MOONEE PONDS VIC 3039**

 3  
  2  
  2

Sold Price **\$720,000** Sold Date **01-Feb-25**

Distance **0.3km**



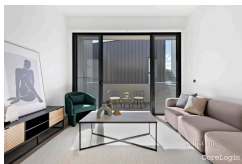
**305/10 YOUNG STREET MOONEE  
PONDS VIC 3039**

 2  
  2  
  1

Sold Price

Sold Date **04-Feb-25**

Distance **0.26km**



**21/63 BUCKLEY STREET MOONEE  
PONDS VIC 3039**

 2  
  2  
  1

Sold Price

<sup>RS</sup> **\$725,000** Sold Date **16-May-25**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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