

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 Blair Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2024 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	58 Dean St MOONEE PONDS 3039	\$1,000,000	02/06/2025
2	36 Bank St ASCOT VALE 3032	\$1,039,500	31/05/2025
3	8 Ovens St MOONEE PONDS 3039	\$1,010,000	31/05/2025

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: 23/07/2025 13:16



Property Type: Clinic - Health
Clinic
Land Size: 152 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
Year ending June 2025: \$1,500,000

Comparable Properties



58 Dean St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 02/06/2025
Property Type: House (Res)
Land Size: 199 sqm approx



36 Bank St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,039,500
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)



8 Ovens St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 196 sqm approx

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