Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3 Blair Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,025,000

Median sale price

Median price \$1,500,000	Pro	operty Type Hou	use		Suburb Moonee Ponds
Period - From 01/07/2024	to	30/06/2025	So	urce	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

Address of comparable property		1 1100	Date of Sale
1	121 The Parade ASCOT VALE 3032	\$947,000	19/08/2025
2	24 Dean St MOONEE PONDS 3039	\$1,070,000	28/07/2025
3	1/223 Maribyrnong Rd ASCOT VALE 3032	\$970,000	15/07/2025

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:	22/09/2025 09:45



Date of sale







Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,025,000 **Median House Price** Year ending June 2025: \$1,500,000

Comparable Properties



121 The Parade ASCOT VALE 3032 (REI)

Price: \$947,000 Method: Private Sale Date: 19/08/2025

Property Type: House (Res) Land Size: 235 sqm approx

Agent Comments



24 Dean St MOONEE PONDS 3039 (REI)

2





Agent Comments

Price: \$1,070,000

Method: Sold Before Auction

Date: 28/07/2025

Property Type: House (Res)



1/223 Maribyrnong Rd ASCOT VALE 3032 (REI/VG)

Price: \$970,000

Method: Sold Before Auction

Date: 15/07/2025

Property Type: House (Res)

Agent Comments

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





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