

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 Browning Street, Moonee Ponds Vic 3039
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Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price	\$1,560,000	Property Type	House	Suburb	Moonee Ponds
Period - From	01/07/2025	to	30/06/2026	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	1 Mantell St MOONEE PONDS 3039	\$1,124,500	28/02/2026
2			
3			

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: 10/07/2026 15:30



 2  1  1

Property Type: House

Land Size: 193.999 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2026: \$1,560,000

Comparable Properties



1 Mantell St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,124,500

Method: Sold Before Auction

Date: 28/02/2026

Property Type: House (Res)

Land Size: 248 sqm approx

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.

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