

# 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

30 Bowen 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)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,490,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/01/2025

to

31/03/2025

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	11 Heritage St MOONEE PONDS 3039	\$1,150,000	31/03/2025
2	4 Canterbury St MOONEE PONDS 3039	\$1,035,000	29/03/2025
3	30 Bloom St MOONEE PONDS 3039	\$1,130,000	29/03/2025

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:

21/05/2025 10:26

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2   1   2

**Property Type:** House (Res)  
**Land Size:** 264 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2025: \$1,490,000

## Comparable Properties



11 Heritage St MOONEE PONDS 3039 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 31/03/2025  
**Property Type:** House  
**Land Size:** 254 sqm approx



4 Canterbury St MOONEE PONDS 3039 (REI)

**Agent Comments**

2   1   -

**Price:** \$1,035,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 248 sqm approx



30 Bloom St MOONEE PONDS 3039 (REI)

**Agent Comments**

2   1   -

**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)