

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

33 Maple Walk, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$841,000 Property Type Townhouse Suburb Moonee Ponds

Period - From 11/02/2025 to 10/02/2026 Source Property Data

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	3/399-401 Albion St BRUNSWICK WEST 3055	\$956,000	17/10/2025
2	37 Maple Wik MOONEE PONDS 3039	\$1,020,000	08/09/2025
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: 11/02/2026 13:43



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

11/02/2025 - 10/02/2026: \$841,000

Comparable Properties



3/399-401 Albion St BRUNSWICK WEST 3055 (REI)

Agent Comments

 3  2  1

Price: \$956,000

Method: Private Sale

Date: 17/10/2025

Property Type: Townhouse (Res)



37 Maple Wik MOONEE PONDS 3039 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,020,000

Method: Sold Before Auction

Date: 08/09/2025

Property Type: House (Res)

Land Size: 4144 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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