

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

36A Ngarveno Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,380,000 & \$1,518,000

Median sale price

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

Period - From 01/10/2024 to 30/09/2025 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	194 Maribyrnong Rd MOONEE PONDS 3039	\$1,440,000	03/09/2025
2	35 Grandison St MOONEE PONDS 3039	\$1,480,000	23/08/2025
3	121a Vine St MOONEE PONDS 3039	\$1,411,500	23/08/2025

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: 10/10/2025 09:13

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4 2 2

Rooms: 8
Property Type: Townhouse (Res)
Land Size: 396 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,518,000
Median House Price
Year ending September 2025: \$1,500,000

Comparable Properties



194 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

Agent Comments

4 3 2

Price: \$1,440,000
Method: Sold Before Auction
Date: 03/09/2025
Property Type: House (Res)
Land Size: 248 sqm approx



35 Grandison St MOONEE PONDS 3039 (REI/VG)

Agent Comments

3 2 2

Price: \$1,480,000
Method: Private Sale
Date: 23/08/2025
Property Type: House
Land Size: 276 sqm approx



121a Vine St MOONEE PONDS 3039 (REI)

Agent Comments

4 4 2

Price: \$1,411,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699