



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN OR OUTSIDE THE MELBOURNE
METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act
1980**

PROPERTY OFFERED FOR SALE

4/16 Homes Road Moonee Ponds Vic 3039

INDICATIVE SELLING PRICE

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

\$420,000 - \$460,000

COMPARABLE PROPERTY SALES

Comparable property sales

108/9 SHUTER ST, MOONEE PONDS \$451,000 30/10/2025

1209/40 HALL ST, MOONEE PONDS \$440,000 10/10/2025

101/40 HALL ST, MOONEE PONDS \$445,000 30/08/2025