

# 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

4/21 Moore Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$545,000

### Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/07/2024

to

30/06/2025

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 | 216/51 Homer St MOONEE PONDS 3039 | \$510,000 | 11/07/2025   |
| 2 | 1106/7 Aspen St MOONEE PONDS 3039 | \$580,000 | 21/06/2025   |
| 3 | 1311/40 Hall St MOONEE PONDS 3039 | \$530,000 | 09/06/2025   |

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:

11/08/2025 12:29



2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$545,000  
**Median Unit Price**  
Year ending June 2025: \$565,000

## Comparable Properties



**216/51 Homer St MOONEE PONDS 3039 (REI)**

**Agent Comments**

2 1 1

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 11/07/2025  
**Property Type:** Apartment



**1106/7 Aspen St MOONEE PONDS 3039 (REI)**

**Agent Comments**

2 2 1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 21/06/2025  
**Property Type:** Apartment



**1311/40 Hall St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 09/06/2025  
**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951