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										
Range betweer	\$500,000		&		\$545,000					
Median sale p	rice									
Median price	\$565,000	Pro	operty Type	Unit			Suburb	Moonee Ponds		
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ad	dress 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





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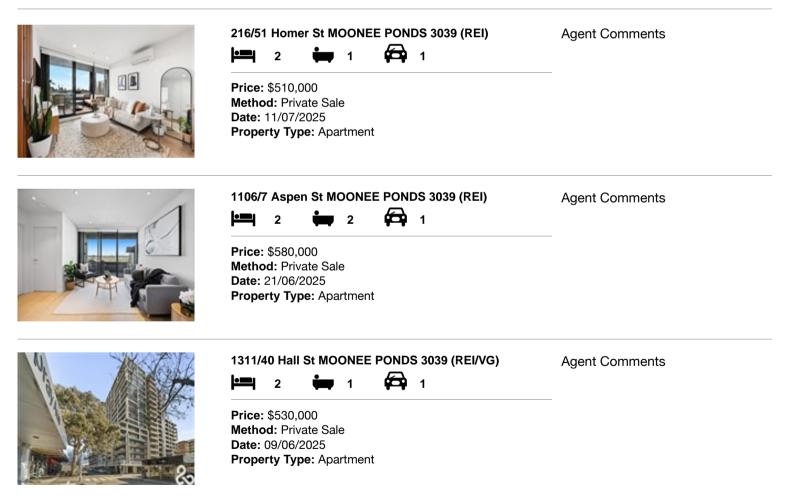




Property Type: Apartment Agent Comments

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

Comparable Properties



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



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