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	4/7 Evans Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,500,000	Pro	perty Type	House		Suburb	Moonee Ponds
Period - From	01/07/2025	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

Add	dress of comparable property	Price	Date of sale
1	2/312 Pascoe Vale Rd ESSENDON 3040	\$1,050,000	13/10/2025
2	1c Evans St MOONEE PONDS 3039	\$1,200,000	29/08/2025
3	1a Evans St MOONEE PONDS 3039	\$1,180,000	19/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/10/2025 15:41



WHITEFOX

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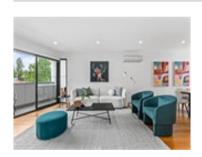
Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** September quarter 2025: \$1,500,000





Property Type: Agent Comments

Comparable Properties



2/312 Pascoe Vale Rd ESSENDON 3040 (REI)

Price: \$1,050,000 Method: Private Sale Date: 13/10/2025

Property Type: Townhouse (Res)

Agent Comments



1c Evans St MOONEE PONDS 3039 (REI/VG)

Price: \$1,200,000 Method: Private Sale Date: 29/08/2025 Property Type: House Land Size: 159 sqm approx





Agent Comments



1a Evans St MOONEE PONDS 3039 (REI/VG)





Price: \$1,180,000 Method: Private Sale Date: 19/06/2025 Property Type: House Land Size: 154 sqm approx **Agent Comments**

Account - Whitefox Real Estate | P: 96459699





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