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 4/727 Mt Alexander Road, 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 \$1,290,000 \$1,390,000 &

Median sale price

Median price	\$760,000	Pro	perty Type	Towr	nhouse		Suburb	Moonee Ponds
Period - From	12/11/2024	to	11/11/2025		So	urce	Property	Data

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	2/37 Bank St ASCOT VALE 3032	\$1,362,000	18/10/2025
2	2/3 Moonee St ASCOT VALE 3032	\$1,325,000	30/07/2025
3	61 Bent St MOONEE PONDS 3039	\$1,330,000	03/07/2025

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:	12/11/2025 11:57









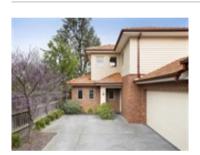


Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,290,000 - \$1,390,000 **Median Townhouse Price** 12/11/2024 - 11/11/2025: \$760,000

Comparable Properties



2/37 Bank St ASCOT VALE 3032 (REI)

Price: \$1,362,000 Method: Auction Sale

Date: 18/10/2025 Property Type: Townhouse (Res) **Agent Comments**



2/3 Moonee St ASCOT VALE 3032 (REI/VG)





Price: \$1,325,000

Method: Sold Before Auction

Date: 30/07/2025

Property Type: Townhouse (Res)

Agent Comments



61 Bent St MOONEE PONDS 3039 (REI/VG)



Price: \$1,330,000 Method: Private Sale Date: 03/07/2025

Property Type: Townhouse (Single) Land Size: 230 sqm approx

Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



