

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

402/19 Moore Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

28/01/2025

to

27/01/2026

Source

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	Price	Date of sale
1	23/122 Maribyrnong Rd MOONEE PONDS 3039	\$466,320	03/12/2025
2	105/19 Moore St MOONEE PONDS 3039	\$460,000	03/09/2025
3	2/36 Maribyrnong Rd MOONEE PONDS 3039	\$460,000	25/08/2025

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:

28/01/2026 11:11



2 2 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000

Median Unit Price

28/01/2025 - 27/01/2026: \$575,000

Comparable Properties



23/122 Maribyrnong Rd MOONEE PONDS 3039 (REI)

Agent Comments

2 1 1

Price: \$466,320

Method: Private Sale

Date: 03/12/2025

Property Type: Apartment



105/19 Moore St MOONEE PONDS 3039 (REI)

Agent Comments

2 2 1

Price: \$460,000

Method: Private Sale

Date: 03/09/2025

Property Type: Apartment



2/36 Maribyrnong Rd MOONEE PONDS 3039 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 25/08/2025

Property Type: Unit

Account - Biggin & Scott | P: 03 9317 5577