

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

411/333 Ascot Vale Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$565,000 & \$595,000

Median sale price

Median price \$542,500 Property Type Unit Suburb Moonee Ponds

Period - From 04/09/2024 to 03/09/2025 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	8/715 Mt Alexander Rd MOONEE PONDS 3039	\$570,000	01/08/2025
2	501/525 Mt Alexander Rd MOONEE PONDS 3039	\$580,000	29/07/2025
3	7/31 Taylor St MOONEE PONDS 3039	\$585,000	26/06/2025

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:

04/09/2025 08:40



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$565,000 - \$595,000

Median Unit Price

04/09/2024 - 03/09/2025: \$542,500

Comparable Properties



8/715 Mt Alexander Rd MOONEE PONDS 3039 (REI)

Agent Comments

 2  1  1

Price: \$570,000

Method: Private Sale

Date: 01/08/2025

Property Type: Apartment



501/525 Mt Alexander Rd MOONEE PONDS 3039 (REI)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 29/07/2025

Rooms: 3

Property Type: Apartment



7/31 Taylor St MOONEE PONDS 3039 (REI)

Agent Comments

 2  2  1

Price: \$585,000

Method: Private Sale

Date: 26/06/2025

Property Type: Apartment