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	\$550,000	&	\$585,000

Median sale price

Median price	\$570,000	Pro	perty Type	Unit		Suburb	Moonee Ponds
Period - From	01/04/2025	to	30/06/2025		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	805/341 Ascot Vale Rd MOONEE PONDS 3039	\$575,000	06/08/2025
2	805/341 Ascot Vale Rd MOONEE PONDS 3039	\$575,000	06/08/2025
3	501/51 Homer St MOONEE PONDS 3039	\$590,000	07/06/2025

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:	24/09/2025 15:52





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> Indicative Selling Price \$550,000 - \$585,000 Median Unit Price June quarter 2025: \$570,000





Property Type: Apartment Agent Comments

Comparable Properties



805/341 Ascot Vale Rd MOONEE PONDS 3039 (REI)

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Agent Comments

Price: \$575,000 Method: Private Sale Date: 06/08/2025 Property Type: Unit



805/341 Ascot Vale Rd MOONEE PONDS 3039 (REI)

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Agent Comments

Price: \$575,000 Method: Private Sale Date: 06/08/2025 Property Type: Unit



501/51 Homer St MOONEE PONDS 3039 (REI/VG)

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2

Price: \$590,000 Method: Private Sale Date: 07/06/2025 Property Type: Unit



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Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



