

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

44 Margaret Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$1,380,000

Median sale price

Median price

\$1,500,000

Property 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	Price	Date of sale
1	35 Grandison St MOONEE PONDS 3039	\$1,480,000	23/08/2025
2	41 Darling St MOONEE PONDS 3039	\$1,500,000	21/07/2025
3	1 Eglinton St MOONEE PONDS 3039	\$1,485,000	10/05/2025

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:

01/11/2025 11:37

Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,380,000
Median House Price
September quarter 2025: \$1,500,000

Comparable Properties



35 Grandison St MOONEE PONDS 3039 (REI/VG)

Agent Comments

3 2 2

Price: \$1,480,000
Method: Private Sale
Date: 23/08/2025
Property Type: House
Land Size: 276 sqm approx



41 Darling St MOONEE PONDS 3039 (REI/VG)

Agent Comments

4 2 1

Price: \$1,500,000
Method: Private Sale
Date: 21/07/2025
Property Type: House
Land Size: 258 sqm approx



1 Eglinton St MOONEE PONDS 3039 (REI/VG)

Agent Comments

3 1 1

Price: \$1,485,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 261 sqm approx