

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 47 Winchester Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$1,616,000 Property Type House 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	Price	Date of sale
1	18 Huntly St MOONEE PONDS 3039	\$1,837,500	19/07/2025
2	45 Margaret St MOONEE PONDS 3039	\$1,880,000	05/07/2025
3	7 Trinafour St MOONEE PONDS 3039	\$1,616,000	28/06/2025

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: 28/07/2025 16:06



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Rooms: 6
Property Type: House
Land Size: 418 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
June quarter 2025: \$1,616,000

Comparable Properties



18 Huntly St MOONEE PONDS 3039 (REI)

Agent Comments

3 1 2

Price: \$1,837,500
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 552 sqm approx



45 Margaret St MOONEE PONDS 3039 (REI)

Agent Comments

3 2 2

Price: \$1,880,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)



7 Trinafour St MOONEE PONDS 3039 (REI)

Agent Comments

4 2 2

Price: \$1,616,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 587 sqm approx

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