Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address Including suburb and postcode | 49 Derby Street, Moonee Ponds Vic 3039 |
|---|--|
| | |

Indicative selling price

Property offered for sale

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

| Range between | \$1,800,000 | & | \$1,980,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$1,500,000 | Pro | perty Type Hou | ıse | Suburb | Moonee Ponds |
|---------------|-------------|-----|----------------|--------|--------|--------------|
| Period - From | 01/10/2024 | 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 | 13 Harmony Rd ASCOT VALE 3032 | \$1,900,000 | 20/09/2025 |
| 2 | 112 Dean St MOONEE PONDS 3039 | \$1,922,000 | 01/09/2025 |
| 3 | | | |

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: | 10/11/2025 16:17 |
|--|------------------|

