

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

49 DERBY STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,485,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

45 ALLAN STREET ABERFELDIE VIC 3040	1465000	17-Oct-25
13 HARMONY ROAD ASCOT VALE VIC 3032	1485000	20-Sep-25

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 6 months.

This Statement of Information was prepared on: 06 December 2025



**45 ALLAN STREET ABERFELDIE
VIC 3040**

 4  3  2

Sold Price

1465000

Sold Date

17-Oct-25

Distance

1.8km



**13 HARMONY ROAD ASCOT VALE
VIC 3032**

 4  2  2

Sold Price

^{RS}**1485000**

Sold Date

20-Sep-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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