

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

4A EVANS 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

\$1,590,000

&

\$1,680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Aug 2024

to

31 Jul 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

18B MILLWARD STREET BRUNSWICK VIC 3056	\$1,560,000	02-May-25
484 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$1,670,000	23-Jun-25
21 HENDERSON STREET BRUNSWICK WEST VIC 3055	\$1,670,000	09-Jul-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: 21 August 2025



**18B MILLWARD STREET
BRUNSWICK VIC 3056**

 3  2  1

Sold Price

\$1,560,000

Sold Date **02-May-25**

Distance

1.93km



**484 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

 4  2  3

Sold Price

^{RS} **\$1,670,000**

Sold Date **23-Jun-25**

Distance

1.18km



**21 HENDERSON STREET
BRUNSWICK WEST VIC 3055**

 4  3  1

Sold Price

Sold Date **09-Jul-25**

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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