

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

503/333 ASCOT VALE ROAD 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

308/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$420,000	17-Apr-25
802/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$412,500	19-Feb-25
612/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$400,000	19-Jun-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: 18 July 2025



**308/333 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

 1  1  1

Sold Price **\$420,000** Sold Date **17-Apr-25**

Distance **0km**

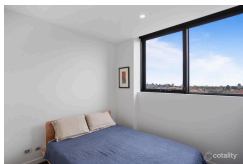


**802/333 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

 1  1  1

Sold Price **\$412,500** Sold Date **19-Feb-25**

Distance **0km**



**612/333 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

 1  1  1

Sold Price ^{RS} **\$400,000** Sold Date **19-Jun-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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