

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

6/110 MARIBYRNONG 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

\$329,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2024

to

30 Sep 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

115/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$343,000	21-Jun-25
3/24 ORMOND ROAD ASCOT VALE VIC 3032	\$305,000	08-May-25
5/10 LOEMAN STREET ESSENDON VIC 3040	\$340,000	24-Apr-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: 20 October 2025



**115/333 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

 1  1  1

Sold Price **\$343,000** Sold Date **21-Jun-25**

Distance **0.8km**



**3/24 ORMOND ROAD ASCOT VALE
VIC 3032**

 1  1  1

Sold Price **\$305,000** Sold Date **08-May-25**

Distance **1.24km**



**5/10 LOEMAN STREET ESSENDON
VIC 3040**

 1  1  1

Sold Price **\$340,000** Sold Date **24-Apr-25**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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