

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 Evans Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,500,000

Property Type House

Suburb Moonee Ponds

Period - From 01/07/2024

to

30/06/2025

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	32A Myrnong Cr ASCOT VALE 3032	\$1,545,000	20/08/2025
2	4b Larnoo Av BRUNSWICK WEST 3055	\$1,535,000	04/07/2025
3	49b Parkstone Av PASCOE VALE SOUTH 3044	\$1,540,000	27/06/2025

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:

11/09/2025 10:58

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4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending June 2025: \$1,500,000

Comparable Properties



32A Myrnong Cr ASCOT VALE 3032 (REI)

Agent Comments

4 3 2

Price: \$1,545,000
Method: Sold Before Auction
Date: 20/08/2025
Property Type: Townhouse (Res)



4b Larnoo Av BRUNSWICK WEST 3055 (REI)

Agent Comments

4 4 2

Price: \$1,535,000
Method: Private Sale
Date: 04/07/2025
Property Type: House



49b Parkstone Av PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

4 3 2

Price: \$1,540,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 279 sqm approx