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
postcode	

Indicative selling price

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

range between \$1,290,000

\$1,410,000

Median sale price

Median price		\$542,500	Property typ	oe <i>Unit</i>		Suburb	Moonee Ponds
Period - From	01/07/2025	to	30/09/2025	Source	Prop	Track	

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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
32A Myrnong Crescent, Ascot Vale, VIC 3032	\$1,545,000	20/08/2025
3/4 Napier Crescent, Essendon, VIC 3040	\$1,190,000	29/04/2025
85A Holmes Road, Moonee Ponds, VIC 3039	\$1,750,000	29/05/2025

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 or	: 27/10/2025
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