

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 Johnson Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$760,000

Property Type

Townhouse

Suburb

Moonee Ponds

Period - From

10/11/2024

to

09/11/2025

Source

Property Data

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	45 Sydney St ASCOT VALE 3032	\$991,000	08/11/2025
2	37 Maple Wlk MOONEE PONDS 3039	\$1,020,000	08/09/2025
3	93 Brickworks Dr BRUNSWICK 3056	\$1,020,000	25/08/2025

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:

10/11/2025 15:25



 3  1  1

Property Type: Townhouse
(Single)
Land Size: 243 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
10/11/2024 - 09/11/2025: \$760,000

Comparable Properties



45 Sydney St ASCOT VALE 3032 (REI)

[Agent Comments](#)

 2  1  1

Price: \$991,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)



37 Maple Wlk MOONEE PONDS 3039 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,020,000
Method: Sold Before Auction
Date: 08/09/2025
Property Type: House (Res)
Land Size: 4144 sqm approx



93 Brickworks Dr BRUNSWICK 3056 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,020,000
Method: Private Sale
Date: 25/08/2025
Property Type: Townhouse (Single)
Land Size: 96 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655