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	6 Johnson Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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Median sale price

Median price	\$760,000	Pro	perty 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

Add	dress 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 comparableproperties 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







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)

Price: \$991,000 Method: Auction Sale Date: 08/11/2025

Property Type: Townhouse (Res)

Agent Comments



37 Maple Wik MOONEE PONDS 3039 (REI/VG)





Agent Comments

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)

Price: \$1,020,000 Method: Private Sale Date: 25/08/2025

Property Type: Townhouse (Single)

Land Size: 96 sqm approx

Agent Comments

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





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