

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

602/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$355,000

&

\$385,000

Median sale price

Median price \$554,750

Property Type Unit

Suburb Moonee Ponds

Period - From 01/10/2024

to 30/09/2025

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	201/40 Hall St MOONEE PONDS 3039	\$367,000	23/09/2025
2	1105/15 Everage St MOONEE PONDS 3039	\$380,000	08/08/2025
3	302/51 Homer St MOONEE PONDS 3039	\$380,000	30/05/2025

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 on:

25/11/2025 15:18



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$355,000 - \$385,000
Median Unit Price
Year ending September 2025: \$554,750

Comparable Properties



201/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1 1 -

Price: \$367,000
Method: Private Sale
Date: 23/09/2025
Property Type: Apartment



1105/15 Everage St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1 1 -

Price: \$380,000
Method: Private Sale
Date: 08/08/2025
Rooms: 2
Property Type: Apartment



302/51 Homer St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1 1 -

Price: \$380,000
Method: Private Sale
Date: 30/05/2025
Property Type: Apartment



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