

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

602/9 SHUTER STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

803/701 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$1,726,000	31-Mar-26
2402/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$1,670,000	21-Feb-26

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 6 months.

This Statement of Information was prepared on: 16 April 2026



**803/701 MT ALEXANDER ROAD
MOONEE PONDS VIC 3039**

3 2 2

Sold Price ^{RS} **\$1,726,000** Sold Date **31-Mar-26**

Distance **0.42km**



**2402/15 EVERAGE STREET
MOONEE PONDS VIC 3039**

3 2 2

Sold Price ^{RS} **\$1,670,000**^{UN} Sold Date **21-Feb-26**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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