# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	6a Huntly 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 \$1,050,000	&	\$1,150,000
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#### Median sale price

Median price	\$1,616,000	Pro	perty Type	House		Suburb	Moonee Ponds
Period - From	01/04/2025	to	30/06/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	2a St Kinnord St ABERFELDIE 3040	\$1,010,000	21/06/2025
2	3/22 Argyle St MOONEE PONDS 3039	\$1,120,000	22/02/2025
3			

#### 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:	14/08/2025 14:48



Date of sale



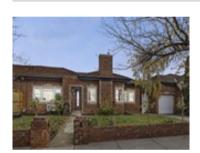




**Property Type:**Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price June quarter 2025: \$1,616,000

# Comparable Properties



2a St Kinnord St ABERFELDIE 3040 (REI/VG)

**Price:** \$1,010,000 **Method:** Auction Sale **Date:** 21/06/2025

**Property Type:** House (Res) **Land Size:** 325 sqm approx

**Agent Comments** 



3/22 Argyle St MOONEE PONDS 3039 (REI/VG)

3

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**-**

Agent Comments

**Price:** \$1,120,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: Townhouse (Res)

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.

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





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