

# 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

6a Huntly Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,616,000

Property 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 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	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



**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)**

**Agent Comments**



**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** House (Res)  
**Land Size:** 325 sqm approx



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

**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.

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