

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

709/15 EVERAGE 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

or range
between

\$695,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Dec 2024

to

30 Nov 2025

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

1905/40 HALL STREET MOONEE PONDS VIC 3039	\$685,000	18-Sep-25
28/63 BUCKLEY STREET MOONEE PONDS VIC 3039	\$740,000	22-Jul-25
104/74 PASCOE VALE ROAD MOONEE PONDS VIC 3039	\$740,000	22-Oct-25

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: 05 December 2025



1905/40 HALL STREET MOONEE PONDS VIC 3039

Sold Price

\$685,000

Sold Date

18-Sep-25

2

2

1

Distance

0km



28/63 BUCKLEY STREET MOONEE PONDS VIC 3039

Sold Price

\$740,000

Sold Date

22-Jul-25

2

2

1

Distance

0.82km

104/74 PASCOE VALE ROAD, MOONEE PONDS



104/74 PASCOE VALE ROAD MOONEE PONDS VIC 3039

Sold Price

Sold Date

22-Oct-25

2

2

1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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