

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

718/40 HALL 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jan 2025

to

31 Dec 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

1105/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$380,000	08-Aug-25
105/10 SHUTER STREET MOONEE PONDS VIC 3039	\$386,500	04-Sep-25
8/19 GROSVENOR STREET MOONEE PONDS VIC 3039	\$390,000	25-Jul-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: 22 January 2026



**1105/15 EVERAGE STREET
MOONEE PONDS VIC 3039**

Sold Price **\$380,000** Sold Date **08-Aug-25**

1 1 -

Distance **0km**

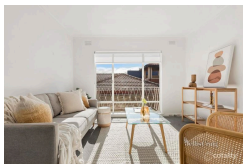


**105/10 SHUTER STREET MOONEE
PONDS VIC 3039**

Sold Price **\$386,500** Sold Date **04-Sep-25**

1 1 -

Distance **0.28km**



**8/19 GROSVENOR STREET
MOONEE PONDS VIC 3039**

Sold Price **\$390,000** Sold Date **25-Jul-25**

1 1 -

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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