

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

721/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$640,000

&

\$670,000

Median sale price

Median price

\$557,500

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/12/2024

to

30/11/2025

Source

Property Data

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	913/51 Homer St MOONEE PONDS 3039	\$650,000	09/09/2025
2	107/9 Shuter St MOONEE PONDS 3039	\$655,000	01/09/2025
3	1808/40 Hall St MOONEE PONDS 3039	\$640,000	14/06/2025

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:

01/12/2025 12:45



2 2 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$640,000 - \$670,000
Median Unit Price
01/12/2024 - 30/11/2025: \$557,500

Comparable Properties



913/51 Homer St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000
Method: Private Sale
Date: 09/09/2025
Property Type: Apartment



107/9 Shuter St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 1

Price: \$655,000
Method: Private Sale
Date: 01/09/2025
Property Type: Apartment



1808/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 1

Price: \$640,000
Method: Private Sale
Date: 14/06/2025
Property Type: Apartment