



STATEMENT OF INFORMATION

76 MARIBYRNONG ROAD, MOONEE PONDS, VIC 3039

PREPARED BY MITCH (HUNG) NGUYEN, PROFESSIONALS ST ALBANS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 MARIBYRNONG ROAD, MOONEE

 3  2  2

Indicative Selling Price

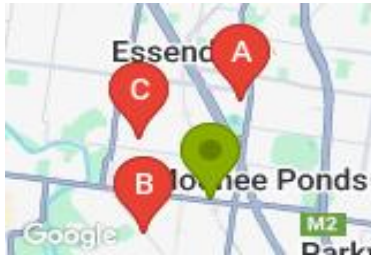
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,150,000 to \$1,250,000

Provided by: Mitch (Hung) Nguyen, Professionals St Albans

MEDIAN SALE PRICE



MOONEE PONDS, VIC, 3039

Suburb Median Sale Price (House)

\$1,500,000

01 April 2024 to 31 March 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



1 MURRAY ST, MOONEE PONDS, VIC 3039

 3  1  1

Sale Price

***\$1,470,000**

Sale Date: 12/04/2025

Distance from Property: 1.5km



130 EPSOM RD, ASCOT VALE, VIC 3032

 3  2  1

Sale Price

***\$1,645,000**

Sale Date: 11/04/2025

Distance from Property: 1km



14 SUSSEX ST, MOONEE PONDS, VIC 3039

 3  1  2

Sale Price

\$1,350,000

Sale Date: 19/11/2024

Distance from Property: 1.3km



This report has been compiled on 16/04/2025 by Professionals St Albans. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

76 MARIBYRNONG ROAD, MOONEE PONDS, VIC 3039

Indicative selling price

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

Price Range:

\$1,150,000 to \$1,250,000

Median sale price

Median price

\$1,500,000

Property type

House


Suburb

MOONEE PONDS

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 MURRAY ST, MOONEE PONDS, VIC 3039	*\$1,470,000	12/04/2025
130 EPSOM RD, ASCOT VALE, VIC 3032	*\$1,645,000	11/04/2025
14 SUSSEX ST, MOONEE PONDS, VIC 3039	\$1,350,000	19/11/2024

This Statement of Information was prepared on: 16/04/2025