

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

77a Scott Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,800,000

&

\$1,950,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/07/2025

to

30/09/2025

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	34 May St ABERFELDIE 3040	\$1,840,000	11/10/2025
2	53 Epsom Rd ASCOT VALE 3032	\$1,800,000	06/09/2025
3	20 Angler Pde ASCOT VALE 3032	\$1,900,000	10/06/2025

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:

31/10/2025 14:33



 3  2  2

Rooms: 5

Property Type: House (Res)

Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

September quarter 2025: \$1,500,000

Comparable Properties



34 May St ABERFELDIE 3040 (REI)

Agent Comments

 4  2  2

Price: \$1,840,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)



53 Epsom Rd ASCOT VALE 3032 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,800,000

Method: Sold Before Auction

Date: 06/09/2025

Property Type: House (Res)

Land Size: 330 sqm approx



20 Angler Pde ASCOT VALE 3032 (REI)

Agent Comments

 4  3  3

Price: \$1,900,000

Method: Private Sale

Date: 10/06/2025

Property Type: House

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655