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	77a Scott Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

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	Pro	perty 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.

Ad	dress 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







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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

September quarter 2023. \$1,300,000

Comparable Properties



34 May St ABERFELDIE 3040 (REI)

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Price: \$1,840,000 **Method:** Auction Sale **Date:** 11/10/2025

Property Type: House (Res)

Agent Comments



53 Epsom Rd ASCOT VALE 3032 (REI/VG)

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Price: \$1,800,000

Method: Sold Before Auction

Date: 06/09/2025

Property Type: House (Res) **Land Size:** 330 sqm approx

Agent Comments



20 Angler Pde ASCOT VALE 3032 (REI)

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Price: \$1,900,000 Method: Private Sale Date: 10/06/2025 Property Type: House Agent Comments

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



