

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

8 ST JAMES 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

\$930,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,570,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Sep 2025

to

31 Aug 2026

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

2 SHERBOURNE STREET ESSENDON VIC 3040	\$1,075,000	16-Mar-26
2 THE PARADE ASCOT VALE VIC 3032	\$1,060,000	21-Apr-26
13 ORMOND ROAD MOONEE PONDS VIC 3039	\$1,000,000	18-Jul-26

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: 15 September 2026



**2 SHERBOURNE STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price

\$1,075,000

Sold Date

16-Mar-26

Distance

0.38km



**2 THE PARADE ASCOT VALE VIC
3032**

 2  1  1

Sold Price

\$1,060,000

Sold Date

21-Apr-26

Distance

1.52km



**13 ORMOND ROAD MOONEE
PONDS VIC 3039**

 2  1  2

Sold Price

\$1,000,000

Sold Date

18-Jul-26

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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