

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 Trinafour Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,616,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/04/2025

to

30/06/2025

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	17 Severn St MOONEE PONDS 3039	\$2,600,000	05/09/2025
2	23 Butler St ESSENDON 3040	\$2,830,000	05/07/2025
3			

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:

30/09/2025 18:20

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4 3 4

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
June quarter 2025: \$1,616,000

Comparable Properties



17 Severn St MOONEE PONDS 3039 (REI)

Agent Comments

3 2 3

Price: \$2,600,000
Method: Private Sale
Date: 05/09/2025
Property Type: House



23 Butler St ESSENDON 3040 (REI/VG)

Agent Comments

4 4 2

Price: \$2,830,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 439 sqm approx

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. 8 Trinafour Street, Moonee Ponds is a high end architectural build with luxurious finishes and fixtures throughout. There have only been two comparable sales in the last six months, which are 17 Severn Street, Moonee Ponds and 23 Butler Street, Essendon