

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

811 Mt Alexander Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2024 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	86 Vine St MOONEE PONDS 3039	\$1,225,000	27/08/2025
2	337 Buckley St ABERFELDIE 3040	\$1,250,000	27/06/2025
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:

20/11/2025 12:56



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2025: \$1,500,000

Comparable Properties



86 Vine St MOONEE PONDS 3039 (REI/VG)

Agent Comments

4 2 1

Price: \$1,225,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 410 sqm approx



337 Buckley St ABERFELDIE 3040 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Sold Before Auction
Date: 27/06/2025
Property Type: House (Res)
Land Size: 291 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.