Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	811 Mt Alexander Road, 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 \$1,150,000 & \$1,250,000	Range between	\$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,500,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		24.0 0. 04.0
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:	06/11/2025 10:29



Date of sale





Property Type: House Land Size: 440 sqm approx **Agent Comments**

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** Year ending September 2025: \$1,500,000

Comparable Properties



86 Vine St MOONEE PONDS 3039 (REI/VG)

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



337 Buckley St ABERFELDIE 3040 (REI/VG)

Agent Comments

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.

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



