## **Statement of Information**

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	red fo	r sale							
Address Including suburb and postcode		85 Ardmillan Road, Moonee Ponds, VIC 3039							
Indicative sel	ling pı	rice							
For the meaning	of this	price see	consur	ner.vic.gov.au/u	nderqu	oting			
Price Range	Price Range \$1,500,000			&	\$1,650,000				
Median sale p	orice								
Median price	\$1,50	,500,000		Property Type	Hous	House		Moonee Ponds (3039)	
Period - From	01/1	0/2024	to	30/09/2025	Source	Cotality			
Comparable p	oroper	ty sales							
В	The es	state ager	nt or ag	ent's representat	tive reas	sonably believ	es that fe	wer 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: 24/10/2025	
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