# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address Including suburb and postcode 8a Trinafour Street, Moonee Ponds Vic 3039

#### Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	57 Mcpherson St MOONEE PONDS 3039	\$2,750,000	28/10/2025
2	8 Trinafour St MOONEE PONDS 3039	\$2,750,000	17/10/2025
3	17 Severn St MOONEE PONDS 3039	\$2,600,000	05/09/2025

#### 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:	25/11/2025 17:04



Date of sale

#### WHITEFOX

Dylan Francis 0421 023 832 dylan@whitefoxrealestate.com.au









**Property Type:**Agent Comments

Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price Year ending September 2025: \$1,500,000

# Comparable Properties



57 Mcpherson St MOONEE PONDS 3039 (REI)

-

4

**3** 

**Agent Comments** 

**Price:** \$2,750,000 **Method:** Private Sale **Date:** 28/10/2025

Rooms: 7

Property Type: House (Res) Land Size: 402 sqm approx

8 Trinafour St MOONEE PONDS 3039 (REI)

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1 4

Agent Comments

Price: \$2,750,000 Method: Private Sale Date: 17/10/2025

Property Type: House (Res)



17 Severn St MOONEE PONDS 3039 (REI)

•=

3

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



2

Agent Comments





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