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	104 Eglinton Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $4,000,000 & $4,400,000

Median sale price

Median price $1,570,000 Property Type House Suburb Moonee Ponds

Period - From 01/04/2024 to 30/06/2024 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	5 Riverview Rd ESSENDON 3040	$4,250,000	20/07/2024
2	26 Fletcher St ESSENDON 3040	$4,030,000	17/07/2024
3	7 Riverview Rd ESSENDON 3040	$4,351,215	27/03/2024

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: 29/08/2024 15:10

104 Eglinton Street, Moonee Ponds Vic 3039

John Morello
8378 0500
0412 088 757
johnmorello@jelliscraig.com.au



5 4 6

Property Type: House

Indicative Selling Price
$4,000,000 - $4,400,000
Median House Price
June quarter 2024: $1,570,000

Agent Comments

Heritage Queen Anne Victorian built in 1891. 4 bedrooms plus separate self contained dwelling at rear. Multiple living areas, updated throughout and 3 off street parking. Substantial block of land 1651sqm approx.

Comparable Properties



5 Riverview Rd ESSENDON 3040 (REI)

5 2 4

Price: $4,250,000
Method: Private Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 1299 sqm approx

Agent Comments

smaller land size, original condition, similar accomodation, less car space accomodation, neighbouring suburb



26 Fletcher St ESSENDON 3040 (REI)

6 3 10

Price: $4,030,000
Method: Private Sale
Date: 17/07/2024
Property Type: House (Res)
Land Size: 1104 sqm approx

Agent Comments

Smaller land size, neighbouring suburb, more accomodation, additional bedroom and car space, renovated internally



7 Riverview Rd ESSENDON 3040 (REI/VG)

6 3 6

Price: $4,351,215
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 1299 sqm approx

Agent Comments

Smaller land size, additional bedroom, neighbouring suburb, updated internally, includes a pool

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.