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	106 Eglinton Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $7,850,000 & $8,600,000

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		
2		
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: 14/10/2025 15:54

106 Eglinton Street, Moonee Ponds Vic 3039

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Property Type: House (Res)

Indicative Selling Price
$7,850,000 - $8,600,000
Median House Price
Year ending September 2025: $1,500,000

Agent Comments

Modern art deco opulent home. built in 2016/17. Comprising of 130sqm including basement and alfresco/terrace areas. outdoor pool and 15 person spa, pool house, landscaped gardens, room for half basketball court at the rear.

Comparable Properties

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.

REIV THE DIFFERENCE

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