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	111/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $640,000

Median sale price

Median price $567,500 Property Type Unit Suburb Moonee Ponds

Period - From 17/03/2024 to 16/03/2025 Source Property Data

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	204/1024 Mt Alexander Rd ESSENDON 3040	$644,000	13/03/2025
2	1519/40 Hall St MOONEE PONDS 3039	$650,000	28/02/2025
3	1007/40 Hall St MOONEE PONDS 3039	$625,000	09/12/2024

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: 17/03/2025 09:17

111/40 Hall Street, Moonee Ponds Vic 3039



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$640,000
Median Unit Price
17/03/2024 - 16/03/2025: $567,500

Comparable Properties



204/1024 Mt Alexander Rd ESSENDON 3040 (REI)

2 2 1

Price: $644,000
Method: Auction Sale
Date: 13/03/2025
Property Type: Apartment

Agent Comments



1519/40 Hall St MOONEE PONDS 3039 (REI)

2 2 1

Price: $650,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

Agent Comments



1007/40 Hall St MOONEE PONDS 3039 (REI)

2 2 1

Price: $625,000
Method: Private Sale
Date: 09/12/2024
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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