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	1/226 MARIBYRNONG ROAD MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$280,000	&	$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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 6 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
14/51 BUCKLEY STREET MOONEE PONDS VIC 3039	$310,000	10-Oct-25
12/267 ASCOT VALE ROAD MOONEE PONDS VIC 3039	$325,000	28-Nov-25
10/48 SCOTT STREET ESSENDON VIC 3040	$296,500	18-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 22 December 2025

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14/51 BUCKLEY STREET MOONEE PONDS VIC 3039

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Sold Price **$310,000** Sold Date **10-Oct-25**

Distance **1.95km**



12/267 ASCOT VALE ROAD MOONEE PONDS VIC 3039

1 1 1

Sold Price RS **$325,000** Sold Date **28-Nov-25**

Distance **1.4km**



10/48 SCOTT STREET ESSENDON VIC 3040

1 1 1

Sold Price RS **$296,500** Sold Date **18-Nov-25**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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