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	102 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

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

Period - From 16/12/2024 to 15/12/2025 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	14 Warrick St ASCOT VALE 3032	$1,655,000	21/08/2025
2	9 York St MOONEE PONDS 3039	$1,570,000	30/07/2025
3	46 Myrnong Cr ASCOT VALE 3032	$1,500,000	27/07/2025

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: 16/12/2025 10:47

102 Maribyrnong Road, Moonee Ponds Vic 3039

JellisCraig

Joe Vicino
9379 2000
0438 770 052
joevicino@jelliscraig.com.au



4 2 2

Property Type: House

Agent Comments

4 Bedroom period home

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
16/12/2024 - 15/12/2025: $1,570,000

Comparable Properties



14 Warrick St ASCOT VALE 3032 (REI)

4 2 4

Price: $1,655,000
Method: Sold Before Auction
Date: 21/08/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments

Similar accommodation, similar land size, neighbouring suburb



9 York St MOONEE PONDS 3039 (REI/VG)

3 1 3

Price: $1,570,000
Method: Sold Before Auction
Date: 30/07/2025
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments

Similar accommodation, similar land size, same suburb



46 Myrnong Cr ASCOT VALE 3032 (REI/VG)

4 1 1

Price: $1,500,000
Method: Auction Sale
Date: 27/07/2025
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments

Similar accommodation, similar land size, neighbouring suburb.

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