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	6/128 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $557,500 Property Type Unit Suburb Moonee Ponds

Period - From 01/12/2024 to 30/11/2025 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	208/95 Buckley St MOONEE PONDS 3039	$747,000	08/10/2025
2	104/11 Stonepine Dr MOONEE PONDS 3039	$775,000	10/08/2025
3	140d Pascoe Vale Rd MOONEE PONDS 3039	$730,000	22/07/2025

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: 01/12/2025 12:18

6/128 Maribyrnong Road, Moonee Ponds Vic 3039

JellisCraig

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3 1 2

Property Type: Apartment

Agent Comments

Updated apartment with multiple outdoor areas with secure parking.

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
01/12/2024 - 30/11/2025: $557,500

Comparable Properties



208/95 Buckley St MOONEE PONDS 3039 (REI/VG)

2 2 2

Price: $747,000
Method: Private Sale
Date: 08/10/2025
Rooms: 3
Property Type: Apartment

Agent Comments

Modern apartment with additional bathroom but lacking 3rd bedroom. Both have secure parking for 2 cars.

104/11 Stonepine Dr MOONEE PONDS 3039 (VG)

3 - -

Price: $775,000
Method: Sale
Date: 10/08/2025
Property Type: Strata Unit/Flat

Agent Comments

Brand new 3 bedroom apartment



140d Pascoe Vale Rd MOONEE PONDS 3039 (VG)

2 - -

Price: $730,000
Method: Sale
Date: 22/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3 bedroom apartment which also offers 2 parking spaces. Positioned above commercial space in a more boutique complex.

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