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	302/21 Lethbridge Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $570,000 & $595,000

Median sale price

Median price $650,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/10/2025 to 31/12/2025 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	101/51 Homer St MOONEE PONDS 3039	$585,000	05/12/2025
2	807/7 Aspen St MOONEE PONDS 3039	$585,000	03/12/2025
3	503/15 Everage St MOONEE PONDS 3039	$575,000	25/11/2025

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: 20/02/2026 12:10

302/21 Lethbridge Street, Moonee Ponds Vic 3039

JellisCraig

Tim Ash
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $595,000
Median Unit Price
December quarter 2025: $650,000

Comparable Properties



101/51 Homer St MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: $585,000
Method: Private Sale
Date: 05/12/2025
Rooms: 4
Property Type: Apartment

Agent Comments

modern 2 bed 2 bath and a similar size to Lethbridge Street Moonee Ponds



807/7 Aspen St MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: $585,000
Method: Private Sale
Date: 03/12/2025
Property Type: Apartment

Agent Comments

modern 2 bedroom 2 bathroom of similar traits.



503/15 Everage St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $575,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment

Agent Comments

Modern 2 bedroom 2 bathroom of similar traits.

REIV THE DIFFERENCE | propertydata.com.au

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