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	111/535 MT ALEXANDER 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	$430,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 Feb 2025	to	31 Jan 2026	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
1006/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039	$470,000	22-Oct-25
2/36 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	$460,000	25-Aug-25
506/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039	$470,000	14-Oct-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: 02 February 2026

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1006/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039

2 1 1

Sold Price RS **$470,000** Sold Date **22-Oct-25**

Distance **0.28km**

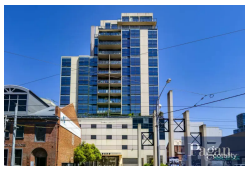


2/36 MARIBYRNONG ROAD MOONEE PONDS VIC 3039

2 1 1

Sold Price **$460,000** Sold Date **25-Aug-25**

Distance **0.25km**



506/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039

2 1 1

Sold Price **$470,000** Sold Date **14-Oct-25**

Distance **0.28km**

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

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