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	1/32 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $840,000 Property Type Townhouse Suburb Moonee Ponds

Period - From 30/01/2025 to 29/01/2026 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	4/32 Maribyrnong Rd MOONEE PONDS 3039	$1,185,000	16/12/2025
2	2/32 Maribyrnong Rd MOONEE PONDS 3039	$1,200,000	13/12/2025
3	5/32 Maribyrnong Rd MOONEE PONDS 3039	$1,190,000	11/12/2025

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: 30/01/2026 20:05

1/32 Maribyrnong Road, Moonee Ponds Vic 3039

JellisCraig

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3 1 1

Property Type: Townhouse

Agent Comments

Brand new townhouse situated within historic masonic hall

Indicative Selling Price
$1,150,000 - $1,250,000
Median Townhouse Price
30/01/2025 - 29/01/2026: $840,000

Comparable Properties



4/32 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: $1,185,000
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Single)
Land Size: 105 sqm approx

Agent Comments

Same complex, similar accommodation, slightly smaller in size



2/32 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: $1,200,000
Method: Private Sale
Date: 13/12/2025
Property Type: Townhouse (Res)
Land Size: 108 sqm approx

Agent Comments

Same complex, similar accommodation, slightly smaller in size



5/32 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: $1,190,000
Method: Private Sale
Date: 11/12/2025
Property Type: Townhouse (Single)

Agent Comments

Same complex, similar accommodation, slightly smaller in size

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