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	711/333 ASCOT VALE 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	$580,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 Mar 2025	to	28 Feb 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
411/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	$575,000	04-Oct-25
101/51 HOMER STREET MOONEE PONDS VIC 3039	$585,000	05-Dec-25
807/7 ASPEN STREET MOONEE PONDS VIC 3039	$585,000	03-Dec-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: 31 March 2026

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411/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039

2 2 1

Sold Price **$575,000** Sold Date **04-Oct-25**

Distance **0km**



101/51 HOMER STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price **$585,000** Sold Date **05-Dec-25**

Distance **0.42km**



807/7 ASPEN STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price Sold Date **03-Dec-25**

Distance **0.42km**

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

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