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	3/8 Turner Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $929,000

Median sale price

Median price $860,500 Property Type Townhouse Suburb Moonee Ponds

Period - From 04/05/2025 to 03/05/2026 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	1/5 Kipling St MOONEE PONDS 3039	$1,010,000	02/05/2026
2	2/57b Bent St MOONEE PONDS 3039	$995,000	13/04/2026
3			

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: 04/05/2026 12:07

3/8 Turner Street, Moonee Ponds Vic 3039

JellisCraig

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au



3 2 1

Property Type: Townhouse (Res)

Agent Comments

8yr townhouse, master with ensuite downstairs, lock up garage

Indicative Selling Price
$929,000
Median Townhouse Price
04/05/2025 - 03/05/2026: $860,500

Comparable Properties



1/5 Kipling St MOONEE PONDS 3039 (REI)

3 1 2

Price: $1,010,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit

Agent Comments

Sold at Auction. Street facing. inferior condition, 1 bathroom, larger floorplan.



2/57b Bent St MOONEE PONDS 3039 (REI)

3 1 1

Price: $995,000
Method: Sold Before Auction
Date: 13/04/2026
Property Type: Townhouse (Res)

Agent Comments

Newer, 1 bathroom, sold before auction

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.

REIV THE DIFFERENCE

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