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	27 Dickens Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $1,500,000 Property Type House Suburb Moonee Ponds

Period - From 01/04/2024 to 31/03/2025 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	75 Vine St MOONEE PONDS 3039	$2,350,000	01/04/2025
2	16 Bayview Tce ASCOT VALE 3032	$2,500,000	30/03/2025
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: 07/05/2025 16:22

27 Dickens Street, Moonee Ponds Vic 3039



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Property Type: Land (Res)
Land Size: 440 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending March 2025: $1,500,000

Comparable Properties



75 Vine St MOONEE PONDS 3039 (REI)

4 2 4

Price: $2,350,000
Method: Auction Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments



16 Bayview Tce ASCOT VALE 3032 (REI)

4 2 1

Price: $2,500,000
Method: Auction Sale
Date: 30/03/2025
Property Type: House (Res)

Agent Comments

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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