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	107/9 SHUTER STREET 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	$650,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 Aug 2024	to	31 Jul 2025	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.

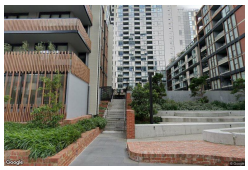
Address of comparable property	Price	Date of sale
1207/40 HALL STREET MOONEE PONDS VIC 3039	$665,000	07-Feb-25
112/4 YOUNG STREET MOONEE PONDS VIC 3039	$700,000	09-Apr-25
415/8 NORTH STREET ASCOT VALE VIC 3032	$685,000	07-May-25

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: 05 August 2025

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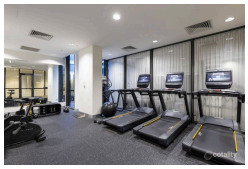


1207/40 HALL STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price **$665,000** Sold Date **07-Feb-25**

Distance **0.27km**



112/4 YOUNG STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price **$700,000** Sold Date **09-Apr-25**

Distance **0.29km**



415/8 NORTH STREET ASCOT VALE VIC 3032

2 2 1

Sold Price **$685,000** Sold Date **07-May-25**

Distance **1.14km**

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

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