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	22/21 MOORE 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	$470,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,500	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 Jun 2025	to	31 May 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
112/7 ASPEN STREET MOONEE PONDS VIC 3039	$515,000	11-Mar-26
711/40 HALL STREET MOONEE PONDS VIC 3039	$544,000	12-Jun-26
216/51 HOMER STREET MOONEE PONDS VIC 3039	$510,000	28-Jun-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: 16 June 2026

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112/7 ASPEN STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price **$515,000** Sold Date **11-Mar-26**

Distance **0.3km**



711/40 HALL STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price RS **$544,000** Sold Date **12-Jun-26**

Distance **0.3km**



216/51 HOMER STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price **$510,000** Sold Date **28-Jun-25**

Distance **0.3km**

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

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