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	222 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,565,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2026 to 31/03/2026 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	2 Elizabeth St MOONEE PONDS 3039	$1,240,000	30/03/2026
2	78 Epsom Rd ASCOT VALE 3032	$1,100,000	14/03/2026
3	76 Maribyrnong Rd MOONEE PONDS 3039	$1,100,000	20/02/2026

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: 28/04/2026 14:56

222 Maribyrnong Road, Moonee Ponds Vic 3039

JellisCraig



3 1 2

Property Type: House
Land Size: 380 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2026: $1,565,000

Comparable Properties



2 Elizabeth St MOONEE PONDS 3039 (REI)

3 1 -

Price: $1,240,000
Method: Private Sale
Date: 30/03/2026
Property Type: House

Agent Comments

Superior location, no parking



78 Epsom Rd ASCOT VALE 3032 (REI)

3 1 2

Price: $1,100,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)

Agent Comments

Comparable accommodation, not on corner position



76 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 2 3

Price: $1,100,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 497 sqm approx

Agent Comments

Comparable location, inferior.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE

propertydata .com.au

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