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	3/21 Lethbridge Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $625,000 & $660,000

Median sale price

Median price $675,000 Property Type Unit 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	1/60 Buckley St ESSENDON 3040	$620,000	09/06/2026
2	2/21 Holmes Rd MOONEE PONDS 3039	$692,000	01/06/2026
3	101/21 Lethbridge St MOONEE PONDS 3039	$515,000	31/05/2026

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: 02/07/2026 09:06

3/21 Lethbridge Street, Moonee Ponds Vic 3039

JellisCraig

Tim Ash
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Indicative Selling Price
$625,000 - $660,000
Median Unit Price
March quarter 2026: $675,000



2 2 1

Property Type: Unit
Land Size: 101 sqm approx

Agent Comments

Comparable Properties



1/60 Buckley St ESSENDON 3040 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 09/06/2026
Property Type: Apartment

Agent Comments

Ground floor apartment, does have a slightly larger outdoor area however we do have an extra bathroom.



2/21 Holmes Rd MOONEE PONDS 3039 (REI)

2 2 1

Price: $692,000
Method: Private Sale
Date: 01/06/2026
Property Type: Unit

Agent Comments

similar fit out and same number of bedrooms and bathrooms, is larger internally.



101/21 Lethbridge St MOONEE PONDS 3039 (REI)

2 2 1

Price: $515,000
Method: Sold Before Auction
Date: 31/05/2026
Property Type: Apartment

Agent Comments

sold in the same building, this property faced pascoe vale road and is much smaller than 3/21 Lethbridge Street.

REIV THE DIFFERENCE | propertydata.com.au

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