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	14/57 Homer Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $510,000 & $560,000

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	711/51 Homer St MOONEE PONDS 3039	$526,000	23/04/2026
2	1611/51 Homer St MOONEE PONDS 3039	$530,000	09/03/2026
3	1004/51 Homer St MOONEE PONDS 3039	$530,000	25/11/2025

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: 20/05/2026 10:14

14/57 Homer Street, Moonee Ponds Vic 3039

JellisCraig

Tim Ash
9379 2000
0401 054 325
timash@jelliscraig.com.au

Indicative Selling Price
$510,000 - $560,000
Median Unit Price
March quarter 2026: $675,000



2 1 1

Property Type: Apartment
Land Size: 87 sqm approx

Agent Comments

Comparable Properties



711/51 Homer St MOONEE PONDS 3039 (REI)

2 1 1

Price: $526,000
Method: Private Sale
Date: 23/04/2026
Property Type: Apartment

Agent Comments

sold in the building next door, modern fit out, 2 bedroom 1 bathroom with proper car space. Our apartment is slightly larger.



1611/51 Homer St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $530,000
Method: Private Sale
Date: 09/03/2026
Property Type: Apartment

Agent Comments

sold in building next door, has better views however is smaller than ours internally.



1004/51 Homer St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $530,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment

Agent Comments

sold in building next door, smaller internally, modern fit out like our apartment. 2 bedroom 1 bathroom like ours.

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

REIV THE DIFFERENCE

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