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	68 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,070,000 & $1,170,000

Median sale price

Median price $1,600,000 Property Type House Suburb Moonee Ponds

Period - From 01/04/2025 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	4 Steele St MOONEE PONDS 3039	$1,180,000	03/05/2026
2	76 Maribyrnong Rd MOONEE PONDS 3039	$1,100,000	20/02/2026
3			

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: 02/06/2026 17:49

68 Maribyrnong Road, Moonee Ponds Vic 3039

JellisCraig

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3 2 2

Property Type: House

Indicative Selling Price
$1,070,000 - $1,170,000
Median House Price
Year ending March 2026: $1,600,000

Agent Comments

Renovated single front period home with great access to public transport, Union Rd and Puckle St shopping precincts.

Comparable Properties



4 Steele St MOONEE PONDS 3039 (REI)

3 1 1

Price: $1,180,000
Method: Private Sale
Date: 03/05/2026
Rooms: 4
Property Type: House (Res)
Land Size: 212 sqm approx

Agent Comments

Comparable brick single front, less accommodation.



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

Same street, similar accommodation, larger land size.

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.

REIV THE DIFFERENCE

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