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	2/23A Gladstone Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $980,000 & $1,035,000

Median sale price

Median price $525,500 Property Type Unit Suburb Moonee Ponds

Period - From 01/04/2026 to 30/06/2026 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	1/87 Bent St MOONEE PONDS 3039	$1,060,000	03/09/2026
2	86b Bent St MOONEE PONDS 3039	$1,050,000	14/08/2026
3	2/6 Walker St MOONEE PONDS 3039	$1,060,000	19/07/2026

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: 04/09/2026 16:11

2/23A Gladstone Street, Moonee Ponds Vic 3039

Tim Ash
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3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$980,000 - $1,035,000
Median Unit Price
June quarter 2026: $525,500

Comparable Properties



1/87 Bent St MOONEE PONDS 3039 (REI)

3 2 2

Price: $1,060,000
Method: Private Sale
Date: 03/09/2026
Property Type: Townhouse (Single)
Land Size: 296 sqm approx

Agent Comments

townhouse is older than ours however is on larger land, has 3 bedrooms 2 bathrooms and 2 car parks.



86b Bent St MOONEE PONDS 3039 (REI)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 14/08/2026
Property Type: Townhouse (Res)
Land Size: 201 sqm approx

Agent Comments

older than ours, is a 3 bedroom 2 bathroom with 2 car parks. does have larger land however we are in a superior location.



2/6 Walker St MOONEE PONDS 3039 (REI)

3 3 2

Price: $1,060,000
Method: Private Sale
Date: 19/07/2026
Property Type: Townhouse (Res)

Agent Comments

triple story modern 3 bedroom 2 bathroom with 2 car parks. modern internally and similar fit-out to our property.

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