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	34 Pattison Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $820,000

Median sale price

Median price $1,560,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2025 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	27 Curtin Av BRUNSWICK WEST 3055	$800,000	22/07/2026
2	65 Dover St FLEMINGTON 3031	$821,000	19/07/2026
3	8 Curtin Av BRUNSWICK WEST 3055	$760,000	02/06/2026

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: 24/08/2026 10:11

34 Pattison Street, Moonee Ponds Vic 3039

JellisCraig

Kieran Moloney
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2 1 2

Rooms: 4
Property Type: House
Land Size: 361 sqm approx

Indicative Selling Price
$820,000
Median House Price
Year ending June 2026: $1,560,000

Agent Comments

Original home offering 2 bed, 1 bath & 2 car. Perfect for those looking to renovate or redevelop STCA.

Comparable Properties



27 Curtin Av BRUNSWICK WEST 3055 (REI)

2 1 -

Price: $800,000
Method: Private Sale
Date: 22/07/2026
Property Type: House
Land Size: 377 sqm approx

Agent Comments

Similar size, condition & vintage.



65 Dover St FLEMINGTON 3031 (REI)

2 1 -

Price: $821,000
Method: Private Sale
Date: 19/07/2026
Property Type: House (Res)
Land Size: 258 sqm approx

Agent Comments

Located closer to the city. No parking & smaller block.



8 Curtin Av BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $760,000
Method: Private Sale
Date: 02/06/2026
Property Type: House
Land Size: 371 sqm approx

Agent Comments

Similar size, condition & vintage.

REIV THE DIFFERENCE | propertydata.com.au

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