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	35 Salisbury Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $2,350,000 & $2,550,000

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	15 Butler St ESSENDON 3040	$2,440,000	10/08/2026
2	40 Henley St PASCOE VALE SOUTH 3044	$2,600,000	14/03/2026
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: 19/08/2026 07:38

35 Salisbury Street, Moonee Ponds Vic 3039

Lara Harris
0433 211 268
laraharris@jelliscraig.com.au



4 2 2

Property Type: House

Agent Comments

4 bedroom home with a pool

Indicative Selling Price
$2,350,000 - $2,550,000
Median House Price
Year ending June 2026: $1,560,000

Comparable Properties



15 Butler St ESSENDON 3040 (REI)

4 3 2

Price: $2,440,000
Method: Private Sale
Date: 10/08/2026
Property Type: House

Agent Comments

Same bedrooms, bordering suburb, this property is brand new but on a smaller allotment, our home is on a larger allotment but on a bigger block of land.



40 Henley St PASCOE VALE SOUTH 3044 (REI/VG)

4 2 3

Price: $2,600,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

Same bedrooms, same condition near new, bordering surburb.

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.

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