Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 09/11/2026

Property offered for sale

Address
Including suburb and postcode: 16a Margaret Muir Way, Moonee Ponds Vic 3039

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	2	1	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $895,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,495,000 Property type: House Suburb: Moonee Ponds

Period: from 09/11/2025 to 08/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	4/43 Bank St ASCOT VALE 3032		
Sale price	$800,000	Date of sale	25/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	2	1	1	N/A	N/A

Comparable property 2

Address	8/28 Flower St ESSENDON 3040		
Sale price	$900,000	Date of sale	05/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	2	2	2	N/A	N/A

Comparable property 3

Address	11a Newsom St ASCOT VALE 3032		
Sale price	$820,000	Date of sale	24/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	2	2	1	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=c322eb282489662d378c2d95f7abbd3d

16a Margaret Muir Way, Moonee Ponds Vic 3039

Nelson Alexander



2 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$895,000
Median House Price
09/11/2025 - 08/11/2026: $1,495,000

Comparable Properties



4/43 Bank St ASCOT VALE 3032 (REI)

2 1 1

Price: $800,000
Method: Auction Sale
Date: 25/10/2026
Property Type: Townhouse (Res)

Agent Comments



8/28 Flower St ESSENDON 3040 (REI)

2 2 2

Price: $900,000
Method: Private Sale
Date: 05/10/2026
Property Type: Townhouse (Res)

Agent Comments



11a Newsom St ASCOT VALE 3032 (REI)

2 2 1

Price: $820,000
Method: Private Sale
Date: 24/08/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9370 7766 | F: 03 9370 2005

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