Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 05/11/2026

Property offered for sale

Address
Including suburb and postcode: 28 Elizabeth Street, 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	1	0	79	197

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: $930,000 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: $930,000

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: $1,523,500 Property type: House Suburb: Moonee Ponds

Period: from 05/11/2025 to 04/11/2026 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	13 Ormond Rd MOONEE PONDS 3039		
Sale price	$1,000,000	Date of sale	18/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	N/A

Comparable property 2

Address	59A Steele St MOONEE PONDS 3039		
Sale price	$970,000	Date of sale	07/07/2026

Key features

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

Comparable property 3

Address	9 Newton Pde MOONEE PONDS 3039		
Sale price	$967,500	Date of sale	15/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	1	0	N/A	133

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=2a7a59278c022effc7e5c4654382c220

28 Elizabeth Street, Moonee Ponds Vic 3039

JellisCraig

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2 1 0

Property Type: House
Land Size: 197 sqm approx

Agent Comments

Updated single front home

Indicative Selling Price
$930,000
Median House Price
05/11/2025 - 04/11/2026: $1,523,500

Comparable Properties



13 Ormond Rd MOONEE PONDS 3039 (REI)

3 1 2

Price: $1,000,000
Method: Sold Before Auction
Date: 18/07/2026
Property Type: House (Res)

Agent Comments

Slightly bigger block and extra bedroom inferior internal



59A Steele St MOONEE PONDS 3039 (REI)

2 2 1

Price: $970,000
Method: Private Sale
Date: 07/07/2026
Property Type: House (Res)

Agent Comments

Smaller block, extra bathroom and is superior internal



9 Newton Pde MOONEE PONDS 3039 (REI)

2 1 -

Price: $967,500
Method: Private Sale
Date: 15/06/2026
Rooms: 4
Property Type: House (Res)
Land Size: 133 sqm approx

Agent Comments

Similar internal but smaller block

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