Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 09/10/2026

Property offered for sale

Address
Including suburb and postcode: 43 Lorne 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	3	100	386

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: $1,100,000 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: $1,100,000

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: $1,560,000 Property type: House Suburb: Moonee Ponds

Period: from 01/07/2025 to 30/06/2026 Source: REIV

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	23 Munro St ASCOT VALE 3032		
Sale price	$1,182,500	Date of sale	13/06/2026

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	1	N/A	330

Comparable property 2

Address	25 Argyle St MOONEE PONDS 3039		
Sale price	$1,135,000	Date of sale	22/05/2026

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	1	N/A	N/A

Comparable property 3

Address	2 The Parade ASCOT VALE 3032		
Sale price	$1,060,000	Date of sale	21/04/2026

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	1	N/A	200

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=d64f31d2eb01d6e996b77211ee7c7ddf

43 Lorne Street, Moonee Ponds Vic 3039

JellisCraig

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2 1 3

Rooms: 4
Property Type: House
Land Size: 386 sqm approx

Agent Comments

Art deco home with ROW access

Indicative Selling Price
$1,050,000 - $1,150,000

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

Comparable Properties



23 Munro St ASCOT VALE 3032 (REI)

2 1 1

Price: $1,182,500
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments

Comparable accommodation and location. Slightly smaller land. Home more advanced.



25 Argyle St MOONEE PONDS 3039 (REI)

2 1 1

Price: $1,135,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House (Res)

Agent Comments

Comparable accommodation. Superior interior. Inferior land.



2 The Parade ASCOT VALE 3032 (REI)

2 1 1

Price: $1,060,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments

More advanced home. Comparable location. Smaller land size.

REIV THE DIFFERENCE

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