Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 07/10/2026

Property offered for sale

Address
Including suburb and postcode: 12A George 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 (Res)	3	1	1	105	473

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 $1,550,000 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 $1,550,000

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 $1,370,000 Property type House Suburb Moonee Ponds

Period: from 01/04/2026 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	28a William St ESSENDON 3040		
Sale price	$1,550,000	Date of sale	30/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	3	N/A	N/A

Comparable property 2

Address	1 Salisbury St MOONEE PONDS 3039		
Sale price	$1,440,000	Date of sale	16/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	755

Comparable property 3

Address	48 Charles St ASCOT VALE 3032		
Sale price	$1,400,000	Date of sale	23/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	1	1	N/A	455

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=32d3d4b128402332888a38d962bcadf3

12A George Street, Moonee Ponds Vic 3039

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3 1 1

Property Type: House (Res)
Land Size: 473 sqm approx

Agent Comments

Single level home, slightly elevated.

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
June quarter 2026: $1,370,000

Comparable Properties



28a William St ESSENDON 3040 (REI)

4 2 3

Price: $1,550,000
Method: Sold Before Auction
Date: 30/07/2026
Property Type: House (Res)

Agent Comments

Both properties offer a convenient location, though in different suburbs. Superior due to the additional bedroom; inferior due to slightly smaller land content.



1 Salisbury St MOONEE PONDS 3039 (REI)

3 1 2

Price: $1,440,000
Method: Private Sale
Date: 16/07/2026
Property Type: House
Land Size: 755 sqm approx

Agent Comments

Both properties are located in close proximity and occupy slightly elevated blocks, with the same accommodation, bathroom and car space configuration. Superior due to the larger land content. Inferior internally.



48 Charles St ASCOT VALE 3032 (REI)

4 1 1

Price: $1,400,000
Method: Sold Before Auction
Date: 23/04/2026
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments

Both properties have a similar land holding and internal finish, are located in close proximity and offer single-level living. Superior due to the additional bedroom.

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