Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 20/11/2026

Property offered for sale

Address
Including suburb and postcode: 28 Heritage 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)
Townhouse	2	1	2	98	156

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 | or | Range between $1,050,000 & $1,150,000

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 20/11/2025 to 19/11/2026 | 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	2/27 Brentwood Av PASCOE VALE SOUTH 3044		
Sale price	$1,140,000	Date of sale	18/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	270

Comparable property 2

Address	1/87 Bent St MOONEE PONDS 3039		
Sale price	$1,060,000	Date of sale	03/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	2	2	N/A	296

Comparable property 3

Address	2/130 Eglinton St MOONEE PONDS 3039		
Sale price	$1,000,000	Date of sale	25/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	245

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=4df36c4e2f75a3efa5a2c7b62666e50a

28 Heritage Street, Moonee Ponds Vic 3039

JellisCraig

Lara Harris
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2 1 2

Property Type: Townhouse
Land Size: 156 sqm approx

Agent Comments

Brand New townhouse

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
20/11/2025 - 19/11/2026: $1,495,000

Comparable Properties



2/27 Brentwood Av PASCOE VALE SOUTH 3044 (REI)

3 2 2

Price: $1,140,000
Method: Private Sale
Date: 18/09/2026
Property Type: House
Land Size: 270 sqm approx

Agent Comments

Inferior internal as updated but not new. Is bigger land size and extra bedroom.



1/87 Bent St MOONEE PONDS 3039 (REI)

3 2 2

Price: $1,060,000
Method: Private Sale
Date: 03/09/2026
Property Type: Townhouse (Single)
Land Size: 296 sqm approx

Agent Comments

Inferior internal as updated but not new. Is bigger land size and extra bedroom.



2/130 Eglinton St MOONEE PONDS 3039 (REI)

3 1 1

Price: $1,000,000
Method: Private Sale
Date: 25/08/2026
Property Type: House
Land Size: 245 sqm approx

Agent Comments

Inferior internal as updated but not new. Is bigger land size and extra bedroom. One less bathroom

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