

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

25 Dickens Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,350,000

### Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/04/2024

to

30/06/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

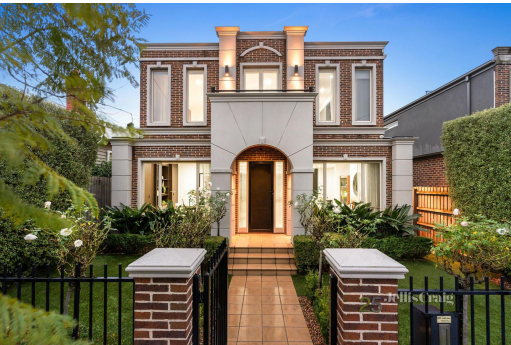
	Address of comparable property	Price	Date of sale
1	10 Ngarveno St MOONEE PONDS 3039	\$2,330,000	09/09/2024
2	69 Ardmillan Rd MOONEE PONDS 3039	\$2,300,000	15/06/2024
3	32 Kipling St MOONEE PONDS 3039	\$2,375,000	02/05/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/09/2024 08:40



4 2 3

Property Type: House

Agent Comments

4 bed, 2 bath, double car garage prestige home, 2 living zones

## Comparable Properties



10 Ngarveno St MOONEE PONDS 3039 (REI)

4 3 2

Price: \$2,330,000

Method: Private Sale

Date: 09/09/2024

Property Type: House

Agent Comments

Same proximity, similar accomodation, additional bathroom, one less car space, similar condition



69 Ardmillan Rd MOONEE PONDS 3039 (REI)

5 2 -

Price: \$2,300,000

Method: Private Sale

Date: 15/06/2024

Property Type: House (Res)

Agent Comments

Close proximity, additional bedroom, no off street parking, original condition, larger land size



32 Kipling St MOONEE PONDS 3039 (REI)

4 3 2

Price: \$2,375,000

Method: Private Sale

Date: 02/05/2024

Property Type: House

Agent Comments

Close proximity, similar accomodation, additional bathroom, one less car space, similar condition