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	759 Mt Alexander Road, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,175,000 & $1,250,000

Median sale price

Median price $1,522,500 Property Type House Suburb Moonee Ponds

Period - From 09/08/2023 to 08/08/2024 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	11 Roseberry St ASCOT VALE 3032	$1,250,000	21/06/2024
2	54 Browning St MOONEE PONDS 3039	$1,170,000	28/05/2024
3	68 Maribyrnong Rd MOONEE PONDS 3039	$1,090,000	12/04/2024

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: 09/08/2024 18:06

759 Mt Alexander Road, Moonee Ponds Vic 3039

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2 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 245 sqm approx

Indicative Selling Price
$1,175,000 - $1,250,000
Median House Price
09/08/2023 - 08/08/2024: $1,522,500

Agent Comments

3 bed. 1 bathroom and off-street parking, renovated internally. Large Alfresco area at the back.

Comparable Properties



11 Roseberry St ASCOT VALE 3032 (REI)

3 1 1

Price: $1,250,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 338 sqm approx

Agent Comments

Similar Construction, 3 bed, neighbouring suburb and larger land.



54 Browning St MOONEE PONDS 3039 (REI)

3 1 -

Price: $1,170,000
Method: Sold Before Auction
Date: 28/05/2024
Property Type: House
Land Size: 253 sqm approx

Agent Comments

Similar location, brick accommodation and original condition (not renovated) no car space.



68 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 1 2

Price: $1,090,000
Method: Sold Before Auction
Date: 12/04/2024
Property Type: House (Res)
Land Size: 294 sqm approx

Agent Comments

Similar Accommodation and condition, main road with an extra car space

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