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	23 York Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,600,000 & $1,750,000

Median sale price

Median price $1,610,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2023 to 31/12/2023 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	105 Holmes Rd MOONEE PONDS 3039	$1,760,000	24/02/2024
2	13 Grandison St MOONEE PONDS 3039	$1,658,000	25/11/2023
3	9 Ophir St MOONEE PONDS 3039	$1,651,000	18/11/2023

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: 22/03/2024 10:43

23 York Street, Moonee Ponds Vic 3039



4 2 4

Property Type: House

Agent Comments

Double front art deco renovated 3 bed, 2 bath 3 car garage on 600m2+ of land

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
December quarter 2023: $1,610,000

Comparable Properties



105 Holmes Rd MOONEE PONDS 3039 (REI)

4 3 2

Price: $1,760,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)

Agent Comments

Double story weather board home, Additional bathroom, smaller land size, updated kitchen. Same location.



13 Grandison St MOONEE PONDS 3039 (REI/VG)

4 1 1

Price: $1,658,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments

Updated 4 bedroom 1 bathroom double front weatherboard on a slightly smaller block. Same location.



9 Ophir St MOONEE PONDS 3039 (REI/VG)

3 1 1

Price: $1,651,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 460 sqm approx

Agent Comments

Brick Veneer home, one less bedroom & bathroom, smaller land size. Same location.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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