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	134 Holmes Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	85 Eglinton St MOONEE PONDS 3039	$1,375,000	15/07/2024
2	81 Scott St MOONEE PONDS 3039	$1,420,000	08/06/2024
3	29 Norfolk St MOONEE PONDS 3039	$1,382,000	04/05/2024

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: 30/09/2024 09:55

134 Holmes Road, Moonee Ponds Vic 3039

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3 1 2

Property Type: House

Agent Comments

3 bedroom, 1 bathroom, 2 car, double front weatherboard home

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2024: $1,570,000

Comparable Properties



85 Eglinton St MOONEE PONDS 3039 (REI/VG)

3 1 -

Price: $1,375,000
Method: Sold Before Auction
Date: 15/07/2024
Property Type: House (Res)
Land Size: 420 sqm approx

Agent Comments

same accomodation, similar condition, no off street parking, close proximity



81 Scott St MOONEE PONDS 3039 (REI/VG)

3 1 4

Price: $1,420,000
Method: Private Sale
Date: 08/06/2024
Property Type: House
Land Size: 649 sqm approx

Agent Comments

larger land, similar accomodation, required works & older condition, close proximity



29 Norfolk St MOONEE PONDS 3039 (REI)

3 1 1

Price: $1,382,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 465 sqm approx

Agent Comments

close proximity, brick veneer home, original condition, same accomodation, one less car space

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