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	838 Mt Alexander Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,440,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2024 to 31/12/2024 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	6/76 Richardson St ESSENDON 3040	$1,700,000	23/10/2024
2	54 Holmes Rd MOONEE PONDS 3039	$1,700,000	12/10/2024
3	172 Napier St ESSENDON 3040	$1,730,000	05/10/2024

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: 03/02/2025 10:40

838 Mt Alexander Road, Moonee Ponds Vic 3039

John Morello
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4 2 2

Property Type: House

Agent Comments

4 bed, 2 bath, 2 car near new house

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
December quarter 2024: $1,440,000

Comparable Properties



6/76 Richardson St ESSENDON 3040 (REI)

3 2 2

Price: $1,700,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Apartment

Agent Comments

Similar accommodation, near new, in the same suburb



54 Holmes Rd MOONEE PONDS 3039 (REI/VG)

4 2 3

Price: $1,700,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 310 sqm approx

Agent Comments

Same accomodation, additional car space, close proximity, similar condition



172 Napier St ESSENDON 3040 (REI/VG)

4 3 2

Price: $1,730,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House
Land Size: 419 sqm approx

Agent Comments

Similar accomodation, additional bathroom, neighbouring suburb, similar condition

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