8A/40 Young Street, Moonee Ponds VIC 3039



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
$325,000
Median House Price
Year ending March 2025: $565,000

Comparable Properties



19/78-80 Argyle Street, MOONEE PONDS 3039 (REI)

1 Bed 1 Bath 1 Car
Price: $317,000
Method: Private Sale
Date: 28/04/2025
Property Type: House
Agent Comments: Comparable accommodation, freshly presented without balcony.



1/119 Buckley Street, ESSENDON 3040 (REI)

1 Bed 1 Bath - Car
Price: $330,000
Method: Private Sale
Date: 16/04/2025
Property Type: Apartment
Agent Comments: Superior floorplan and amenities, freshly presented.



4/15 Moore Street, MOONEE PONDS 3039 (REI/VG)

1 Bed 1 Bath - Car
Price: $319,500
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment
Agent Comments: Modern building with superior balcony space, and no car space.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 8A/40 Young Street, Moonee Ponds VIC 3039

Indicative selling price

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

Single price: $325,000

Median sale price

Median price: $565,000 Unit: x Suburb: Moonee Ponds

Period - From: 01/04/2024 to: 31/03/2025 Source: REIV

Comparable property sales

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
19/78-80 Argyle Street, MOONEE PONDS 3039	$317,000	28/04/2025
1/119 Buckley Street, ESSENDON 3040	$330,000	16/04/2025
4/15 Moore Street, MOONEE PONDS 3039	$319,000	21/02/2025

This Statement of Information was prepared on: 18/06/2025 17:28

This guide must not be taken as legal advice.