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	11/36 Park Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $570,000 & $590,000

Median sale price

Median price $565,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/04/2024 to 31/03/2025 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	9/60 Buckley St ESSENDON 3040	$590,000	27/05/2025
2	704/10 Young St MOONEE PONDS 3039	$600,000	06/03/2025
3	12/42-50 Napier Cr ESSENDON 3040	$585,000	03/02/2025

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: 29/05/2025 22:35

11/36 Park Street, Moonee Ponds Vic 3039

Adam Hicks
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2 1 1

Property Type: Apartment

Agent Comments

Two bedroom, one bathroom and one carspace (off street)

Indicative Selling Price
$570,000 - $590,000
Median Unit Price
Year ending March 2025: $565,000

Comparable Properties



9/60 Buckley St ESSENDON 3040 (REI)

2 1 1

Price: $590,000
Method: Private Sale
Date: 27/05/2025
Property Type: Apartment

Agent Comments

Same accommodation and suburb. Superior condition



704/10 Young St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 06/03/2025
Property Type: Apartment

Agent Comments

Same accommodation and suburb. Superior condition



12/42-50 Napier Cr ESSENDON 3040 (REI)

2 1 1

Price: $585,000
Method: Private Sale
Date: 03/02/2025
Property Type: Apartment

Agent Comments

Same accommodation and suburb. Superior condition

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