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	5 Sydenham Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,525,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2024 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	25 Grace St MOONEE PONDS 3039	$1,930,000	12/12/2024
2	55 Athol St MOONEE PONDS 3039	$1,865,000	12/10/2024
3	73 Darling St MOONEE PONDS 3039	$1,965,000	04/10/2024

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: 19/03/2025 08:25

5 Sydenham Street, Moonee Ponds Vic 3039

Simon Mason
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4 3 2

Property Type: House

Agent Comments

Solid brick double Front Victorian with rear open plan extension, double LUG via ROW with self contained studio/4th bedroom above.

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
Year ending December 2024: $1,525,000

Comparable Properties



25 Grace St MOONEE PONDS 3039 (REI/VG)

3 2 2

Price: $1,930,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 370 sqm approx

Agent Comments

Comparable location, Inferior land, no studio/4th bedroom



55 Athol St MOONEE PONDS 3039 (REI/VG)

4 2 2

Price: $1,865,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 405 sqm approx

Agent Comments

comparable location, Inferior land and accommodation.



73 Darling St MOONEE PONDS 3039 (REI/VG)

4 2 2

Price: $1,965,000
Method: Private Sale
Date: 04/10/2024
Property Type: House (Res)
Land Size: 376 sqm approx

Agent Comments

Comparable location, Inferior land, similar accommodation.

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