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	85b Holmes Road, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $1,725,000

Median sale price

Median price $1,500,000 Property Type House Suburb Moonee Ponds

Period - From 28/04/2024 to 27/04/2025 Source Property Data

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	862 Mt Alexander Rd MOONEE PONDS 3039	$1,740,000	29/03/2025
2	19 Rothwell St ASCOT VALE 3032	$1,635,000	21/03/2025
3	85c Holmes Rd MOONEE PONDS 3039	$1,825,000	27/02/2025

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: 28/04/2025 10:20

85b Holmes Road, Moonee Ponds Vic 3039

Lara Harris
0433 211 268
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4 3 2

Rooms: 2
Property Type: House

Agent Comments

Brand new property

Indicative Selling Price
$1,725,000
Median House Price
28/04/2024 - 27/04/2025: $1,500,000

Comparable Properties



862 Mt Alexander Rd MOONEE PONDS 3039 (REI)

4 4 2

Price: $1,740,000
Method: Sold Before Auction
Date: 29/03/2025
Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments

Similar location being on a main road, Similar accommodation with a double garage. Has a pool which ours doesnt.



19 Rothwell St ASCOT VALE 3032 (REI)

4 3 3

Price: $1,635,000
Method: Sold Before Auction
Date: 21/03/2025
Property Type: House (Res)

Agent Comments

Similar accommodation, neighbouring suburb, brand new.



85c Holmes Rd MOONEE PONDS 3039 (REI)

4 3 2

Price: $1,825,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)
Land Size: 309 sqm approx

Agent Comments

Very similar as it is next door but slightly bigger.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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