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	17 Sussex Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,450,000 & $1,550,000

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	16 Raleigh St ESSENDON 3040	$1,458,000	24/02/2025
2	173 Maribyrnong Rd ASCOT VALE 3032	$1,470,000	22/02/2025
3	52 Athol St MOONEE PONDS 3039	$1,570,000	22/02/2025

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: 20/03/2025 13:20

17 Sussex Street, Moonee Ponds Vic 3039

Carmel Morganti
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4 2

Property Type: House
Land Size: 316 sqm approx

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending December 2024: $1,525,000

Agent Comments

Updated Family Home with two living areas and a generous courtyard in a premium pocket of Moonee Ponds

Comparable Properties



16 Raleigh St ESSENDON 3040 (REI)

4 1 2

Price: $1,458,000
Method: Private Sale
Date: 24/02/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

Bigger land with parking but one less bathroom and unrenovated.



173 Maribyrnong Rd ASCOT VALE 3032 (REI)

4 1 2

Price: $1,470,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments

Similar accommodation with one less bathroom but parking on bigger land, but in a inferior location



52 Athol St MOONEE PONDS 3039 (REI)

4 1 2

Price: $1,570,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments

Similar accommodation with parking on bigger land but one less bathroom and unrenovated.

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