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	412/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $400,000 & $440,000

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	1204/40 Hall St MOONEE PONDS 3039	$427,000	27/03/2025
2	1314/40 Hall St MOONEE PONDS 3039	$420,000	26/02/2025
3			

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: 02/04/2025 15:01

412/40 Hall Street, Moonee Ponds Vic 3039

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1 1 1

Property Type: Apartment

Agent Comments

Apartment 1 Bedroom 1 Bathroom 1 Car

Indicative Selling Price
$400,000 - $440,000
Median House Price
Year ending December 2024: $1,525,000

Comparable Properties



1204/40 Hall St MOONEE PONDS 3039 (REI)

1 1 1

Price: $427,000
Method: Private Sale
Date: 27/03/2025
Property Type: Apartment

Agent Comments



1314/40 Hall St MOONEE PONDS 3039 (REI/VG)

1 1 1

Price: $420,000
Method: Private Sale
Date: 26/02/2025
Property Type: Apartment

Agent Comments

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.

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