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	205/74 Pascoe Vale Road, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $890,000

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	3/1a Regent St ASCOT VALE 3032	$896,000	12/04/2025
2	206/701 Mt Alexander Rd MOONEE PONDS 3039	$915,000	07/12/2024
3	105/144-146 Pascoe Vale Rd MOONEE PONDS 3039	$930,000	01/12/2024

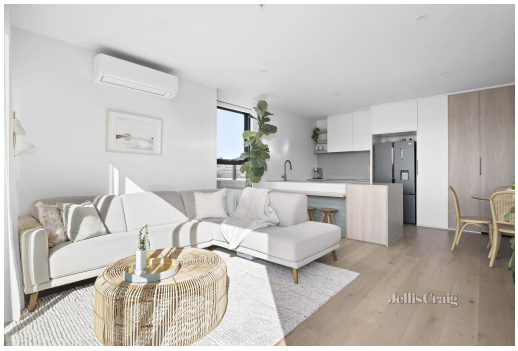
OR

~~**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: 26/05/2025 08:38

205/74 Pascoe Vale Road, Moonee Ponds Vic 3039

Carmel Morganti
04386654145
carmelmorganti@jelliscraig.com.au



3 2 1

Property Type: Apartment

Agent Comments

Large Modern light filled Apartment in an excellent location opposite Queens Park with Public Transport on the doorstep

Indicative Selling Price
$890,000
Median Unit Price
Year ending March 2025: $565,000

Comparable Properties



3/1a Regent St ASCOT VALE 3032 (REI)

3 2 2

Price: $896,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Single)

Agent Comments

Older build with similar Accommodation with one extra parking space. Inferior location.



206/701 Mt Alexander Rd MOONEE PONDS 3039 (REI/VG)

3 2 2

Price: $915,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Apartment

Agent Comments

Similar locations bigger internals with extra car space but inferior spec and higher density



105/144-146 Pascoe Vale Rd MOONEE PONDS 3039 (REI)

3 2 2

Price: $930,000
Method: Private Sale
Date: 01/12/2024
Property Type: Apartment

Agent Comments

Larger with an extra car park in similar location, but dated and higher density.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.