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: 27/128 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $496,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/01/2025 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	12/64-66 Holmes Rd MOONEE PONDS 3039	$520,000	04/04/2025
2	7/1-3 Grandison St MOONEE PONDS 3039	$490,000	19/02/2025
3	5/128 Maribyrnong Rd MOONEE PONDS 3039	$514,000	09/12/2024

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: 07/05/2025 11:03

27/128 Maribyrnong Road, Moonee Ponds Vic 3039

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2 1 1

Property Type: Apartment
Land Size: 78 sqm approx

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
March quarter 2025: $496,000

Comparable Properties



12/64-66 Holmes Rd MOONEE PONDS 3039 (REI)

2 1 1

Price: $520,000
Method: Private Sale
Date: 04/04/2025
Property Type: Apartment

Agent Comments



7/1-3 Grandison St MOONEE PONDS 3039 (REI)

2 1 1

Price: $490,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: Apartment

Agent Comments



5/128 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $514,000
Method: Private Sale
Date: 09/12/2024
Property Type: Apartment

Agent Comments

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