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	129 Athol Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,490,000 Property Type House 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	95 Clifton St ABERFELDIE 3040	$1,650,000	24/05/2025
2	61 Moore St MOONEE PONDS 3039	$1,690,000	25/04/2025
3	6 Nairn Av ASCOT VALE 3032	$1,650,000	13/03/2025

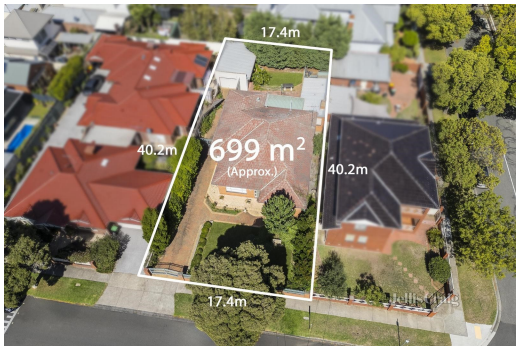
OR

~~**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.~~

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129 Athol Street, Moonee Ponds Vic 3039

Adam Hicks
8378 0500
0438 066 259
adamhicks@jelliscraig.com.au



4 1 2

Property Type: House

Agent Comments

4 bedroom house, 2 bathroom brick house with parking for two cars off street

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
March quarter 2025: $1,490,000

Comparable Properties



95 Clifton St ABERFELDIE 3040 (REI)

3 2 -

Price: $1,650,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

Similar accommodation (one less bedroom, one more bathroom), similar condition and land size, No off street parking



61 Moore St MOONEE PONDS 3039 (REI)

4 1 2

Price: $1,690,000
Method: Private Sale
Date: 25/04/2025
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments

Same accommodation, similar condition and inferior land size



6 Nairn Av ASCOT VALE 3032 (REI)

4 1 2

Price: $1,650,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments

Same accommodation, similar condition and inferior land size

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