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	86 Vine Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,500,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2024 to 30/06/2025 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	127 Princes St FLEMINGTON 3031	$1,130,000	12/04/2025
2	1 Garnet St BRUNSWICK 3056	$1,175,000	10/04/2025
3	10 Station Av ASCOT VALE 3032	$1,120,000	31/03/2025

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.~~

This Statement of Information was prepared on: 25/08/2025 11:39

86 Vine Street, Moonee Ponds Vic 3039

JellisCraig

Lara Harris
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4 2 1

Property Type: House (Res)
Land Size: 410 sqm approx

Agent Comments

4 bed 2bath home

Indicative Selling Price
$1,150,000
Median House Price
Year ending June 2025: $1,500,000

Comparable Properties



127 Princes St FLEMINGTON 3031 (REI/VG)

3 1 -

Price: $1,130,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 177 sqm approx

Agent Comments

Similar accommodation, similar suburb, similar condition



1 Garnet St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,175,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House
Land Size: 336 sqm approx

Agent Comments

Similar accommodation, similar suburb, similar condition



10 Station Av ASCOT VALE 3032 (REI/VG)

3 2 1

Price: $1,120,000
Method: Private Sale
Date: 31/03/2025
Property Type: House
Land Size: 235 sqm approx

Agent Comments

Similar accommodation, similar suburb, similar condition

REIV THE DIFFERENCE | propertydata.com.au

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