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	9/11 Evans Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $570,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/04/2025 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	3/6 Shuter St MOONEE PONDS 3039	$710,000	18/07/2025
2	4/9 Hopetoun Av BRUNSWICK WEST 3055	$700,000	09/07/2025
3	2/38 Evans St MOONEE PONDS 3039	$720,000	26/04/2025

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: 10/08/2025 20:05

9/11 Evans Street, Moonee Ponds Vic 3039

JellisCraig

Christy Liden
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2 2 1

Property Type: Townhouse

Agent Comments

2 bed, 2 bath, 1 car

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
June quarter 2025: $570,000

Comparable Properties



3/6 Shuter St MOONEE PONDS 3039 (REI)

2 1 1

Price: $710,000
Method: Private Sale
Date: 18/07/2025
Property Type: Townhouse (Single)

Agent Comments

Newer build, same accomodation, one less bathroom, close proximity, newer condition



4/9 Hopetoun Av BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)

Agent Comments

Neighbouring suburb, same accomodation, one less bathroom, similar condition



2/38 Evans St MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: $720,000
Method: Auction Sale
Date: 26/04/2025
Property Type: Townhouse (Res)

Agent Comments

Same accomodation, on the same street, similar condition, within a smaller complex

REIV THE DIFFERENCE

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