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<br>Including suburb and postcode | 47 Bent Street, Moonee Ponds Vic 3039 |

## Indicative selling price

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

Range between $1,250,000 & $1,350,000

## Median sale price

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

Period - From 01/10/2024 to 30/09/2025 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 | 79 South St ASCOT VALE 3032 | $1,247,000 | 27/10/2025 |
| 2 | 88 Tennyson St ESSENDON 3040 | $1,321,000 | 24/10/2025 |
| 3 | 3 Sherbourne St ESSENDON 3040 | $1,225,000 | 14/10/2025 |

**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: 06/11/2025 14:18

# 47 Bent Street, Moonee Ponds Vic 3039

JellisCraig

Kieran Moloney
8378 0500
0400 634 565
KieranMoloney@jelliscraig.com.au




3 2 1

**Property Type:** House
**Land Size:** 312 sqm approx

**Indicative Selling Price**
$1,250,000 - $1,350,000
**Median House Price**
Year ending September 2025: $1,500,000

Agent Comments

Renovated period home offering 3 bed, 2 bath & 1 car from ROW.

## Comparable Properties




**79 South St ASCOT VALE 3032 (REI)**

3 1 -

**Price:** $1,247,000
**Method:** Private Sale
**Date:** 27/10/2025
**Property Type:** House

Agent Comments

Offers 1 less bath & no parking. Smaller land.



**88 Tennyson St ESSENDON 3040 (REI)**

3 1 -

**Price:** $1,321,000
**Method:** Private Sale
**Date:** 24/10/2025
**Property Type:** House (Res)
**Land Size:** 315 sqm approx

Agent Comments

Offers 1 less bath & no parking.



**3 Sherbourne St ESSENDON 3040 (REI)**

3 1 2

**Price:** $1,225,000
**Method:** Sold Before Auction
**Date:** 14/10/2025
**Property Type:** House (Res)
**Land Size:** 326 sqm approx

Agent Comments

Smaller home backing onto the trainline.

**Account** - Jellis Craig | P: 03 9379 2000

REIV THE DIFFERENCE | propertydata.com.au

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