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	2806/15 Everage Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $880,000

Median sale price

Median price $554,750 Property Type Unit 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	205/74 Pascoe Vale Rd MOONEE PONDS 3039	$900,100	16/06/2025
2	2407/15 Everage St MOONEE PONDS 3039	$830,000	16/06/2025
3	401/95 Buckley St MOONEE PONDS 3039	$850,000	21/05/2025

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: 28/10/2025 09:56

2806/15 Everage Street, Moonee Ponds Vic 3039

JellisCraig

Jason Johnson
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2 2 2

Property Type: Apartment
Land Size: 88 sqm approx

Indicative Selling Price
$880,000
Median Unit Price
Year ending September 2025: $554,750

Agent Comments

101sqm apartment on the 28th floor. Well appointed with 2 bedrooms, 2 bathrooms and 2 car spaces

Comparable Properties



205/74 Pascoe Vale Rd MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: $900,100
Method: Private Sale
Date: 16/06/2025
Property Type: Apartment

Agent Comments

3 bed with 1 car and a stacker car space. No amenities

2407/15 Everage St MOONEE PONDS 3039 (VG)

2 - -

Price: $830,000
Method: Sale
Date: 16/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

A similar apartment in the complex that recently sold. Only the one car space.

401/95 Buckley St MOONEE PONDS 3039 (VG)

2 - -

Price: $850,000
Method: Sale
Date: 21/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Sold off market. 2,2,2 no amenities on main road. Brand new

REIV THE DIFFERENCE

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