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 | 3/82 Park Street, Moonee Ponds Vic 3039 |

## Indicative selling price

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

Single price $745,000

## Median sale price

Median price $517,500 Property Type Unit Suburb Moonee Ponds

Period - From 01/07/2025 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 | 4/39 King St ESSENDON 3040 | $730,000 | 21/08/2025 |
| 2 | 1/14 Balmoral St ESSENDON 3040 | $725,500 | 07/08/2025 |
| 3 | 1/14 Hesleden St ESSENDON 3040 | $760,000 | 02/08/2025 |

**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: 06/10/2025 11:41

# 3/82 Park Street, Moonee Ponds Vic 3039

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2 1 1

**Property Type:** Unit

Agent Comments

2 bed, 1 bath, 1 car villa unit

**Indicative Selling Price**
$745,000
**Median Unit Price**
September quarter 2025: $517,500

## Comparable Properties



**4/39 King St ESSENDON 3040 (REI)**

2 1 1

**Price:** $730,000
**Method:** Private Sale
**Date:** 21/08/2025
**Property Type:** Townhouse (Single)

Agent Comments

Same accomodation, similar condition, neighbouring suburb, double story townhouse



**1/14 Balmoral St ESSENDON 3040 (REI/VG)**

2 1 2

**Price:** $725,500
**Method:** Private Sale
**Date:** 07/08/2025
**Property Type:** Unit

Agent Comments

Similar accomodation, additional car space, similar condition, less on the complex, neighbouring suburb



**1/14 Hesleden St ESSENDON 3040 (REI/VG)**

2 1 1

**Price:** $760,000
**Method:** Auction Sale
**Date:** 02/08/2025
**Property Type:** Villa
**Land Size:** 276 sqm approx

Agent Comments

Neighbouring suburb, same accomodation, similar condition, larger size



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