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 | 20/63 Buckley Street, Moonee Ponds Vic 3039 |

## Indicative selling price

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

Range between $700,000 & $740,000

## Median sale price

Median price $1,616,000 Property Type House 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 | 4/39 King St ESSENDON 3040 | $730,000 | 21/08/2025 |
| 2 | 28/63 Buckley St MOONEE PONDS 3039 | $740,000 | 21/07/2025 |
| 3 | 3/6 Shuter St MOONEE PONDS 3039 | $710,000 | 18/07/2025 |

**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: 11/09/2025 12:21

# 20/63 Buckley Street, Moonee Ponds Vic 3039

JellisCraig

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2 2 1

**Property Type:** Townhouse

Agent Comments

2 bed, 2 bath, 1 car townhouse

**Indicative Selling Price**
$700,000 - $740,000
**Median House Price**
June quarter 2025: $1,616,000

## 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

Similar accomodation, one less bathroom, close proximity, similar condition




**28/63 Buckley St MOONEE PONDS 3039 (REI)**

2 2 1

**Price:** $740,000
**Method:** Private Sale
**Date:** 21/07/2025
**Property Type:** Townhouse (Single)

Agent Comments

Same accomodation, within the same complex, same condition



**3/6 Shuter St MOONEE PONDS 3039 (REI/VG)**

2 1 1

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

Agent Comments

Similar accomodation, one less bathroom, close proximity, within a complex



REIV THE DIFFERENCE | propertydata.com.au

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