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	2/21 Grandison Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $900,000 & $950,000

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	2/23 Alma St ABERFELDIE 3040	$900,000	30/08/2025
2	1/223 Maribyrnong Rd ASCOT VALE 3032	$970,000	15/07/2025
3	58 Dean St MOONEE PONDS 3039	$1,000,000	02/06/2025

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: 04/09/2025 08:56

2/21 Grandison Street, Moonee Ponds Vic 3039

JellisCraig

John Morello
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2 1 2

Property Type: House

Agent Comments

side by side house, 2 bed, 1 bath, 2 car

Indicative Selling Price
$900,000 - $950,000
Median House Price
June quarter 2025: $1,616,000

Comparable Properties



2/23 Alma St ABERFELDIE 3040 (REI)

2 1 2

Price: $900,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit

Agent Comments

Same accomodation, neighbouring suburb, updated condition, back of block



1/223 Maribyrnong Rd ASCOT VALE 3032 (REI/VG)

2 1 2

Price: $970,000
Method: Sold Before Auction
Date: 15/07/2025
Property Type: House (Res)

Agent Comments

Same accomodation, neighbouring suburb, located on a main road, original condition



58 Dean St MOONEE PONDS 3039 (REI/VG)

2 1 2

Price: $1,000,000
Method: Private Sale
Date: 02/06/2025
Property Type: House (Res)
Land Size: 199 sqm approx

Agent Comments

Same accomodation, close proximity, single front, similar condition

REIV THE DIFFERENCE | propertydata.com.au

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