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	3 Winchester Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	86 Vine St MOONEE PONDS 3039	$1,225,000	27/08/2025
2	4 South St ASCOT VALE 3032	$1,228,888	12/07/2025
3	75 Wilson St MOONEE PONDS 3039	$1,260,000	27/05/2025

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: 01/10/2025 11:27

3 Winchester Street, Moonee Ponds Vic 3039

JellisCraig

Lara Harris
0433 211 268
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4 1 2

Property Type: House

Agent Comments

4 bedroom 1 Bath house

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2025: $1,616,000

Comparable Properties



86 Vine St MOONEE PONDS 3039 (REI)

4 2 1

Price: $1,225,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 410 sqm approx

Agent Comments

Similar accommodation, Same suburb, Similar landsize



4 South St ASCOT VALE 3032 (REI)

3 1 2

Price: $1,228,888
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments

Similar accommodation, Neighbouring Suburb, Similar landsize



75 Wilson St MOONEE PONDS 3039 (REI/VG)

3 1 2

Price: $1,260,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 464 sqm approx

Agent Comments

Similar accommodation, Same Suburb, similar landsize

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE

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