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	1 LEARMONTH STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,600,000	&	$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,480,000	Property type	House	Suburb	Moonee Ponds
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
74 ATHOL STREET MOONEE PONDS VIC 3039	$1,790,000	17-May-25
17 SUSSEX STREET MOONEE PONDS VIC 3039	$1,626,000	07-May-25

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 6 months.

This Statement of Information was prepared on: 25 August 2025

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74 ATHOL STREET MOONEE PONDS VIC 3039

5 2 2

Sold Price **$1,790,000** Sold Date **17-May-25**

Distance **0.27km**



17 SUSSEX STREET MOONEE PONDS VIC 3039

4 2 1

Sold Price **$1,626,000** Sold Date **07-May-25**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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