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	1001/333 ASCOT VALE ROAD 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$621,000	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 Sep 2024	to	31 Aug 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
503/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	$403,000	05-Aug-25
308/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	$420,000	17-Apr-25
1422/40 HALL STREET MOONEE PONDS VIC 3039	$433,000	15-Jul-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: 29 September 2025

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503/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039

1 1 1

Sold Price **$403,000** Sold Date **05-Aug-25**

Distance **0km**



308/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039

1 1 1

Sold Price **$420,000** Sold Date **17-Apr-25**

Distance **0km**



1422/40 HALL STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price **$433,000** Sold Date **15-Jul-25**

Distance **0.42km**

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

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