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	3A Sussex Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,500,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2025 to 30/09/2025 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	53 Epsom Rd ASCOT VALE 3032	$1,800,000	06/09/2025
2	13A Norfolk St MOONEE PONDS 3039	$1,710,000	30/07/2025
3	35A Nimmo St ESSENDON 3040	$1,667,500	19/07/2025

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: 14/10/2025 09:15

3A Sussex Street, Moonee Ponds Vic 3039

JellisCraig

Christian Lonzi
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4 3 2

Property Type: House
Land Size: 318m2 sqm approx

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
September quarter 2025: $1,500,000

Agent Comments

Delivering the ultimate compilation of designer low maintenance luxury living, this four bedroom, three bathroom plus home office residence is a cut above the rest. Sublime in every detail and meticulously built to an enviable standard.

Comparable Properties



53 Epsom Rd ASCOT VALE 3032 (REI)

4 3 2

Price: $1,800,000
Method: Sold Before Auction
Date: 06/09/2025
Property Type: House (Res)

Agent Comments

Both properties boast refined details internally, and have the same accommodation and bathroom zones. Superior as slightly larger land content. Inferior as the location may not suit most.



13A Norfolk St MOONEE PONDS 3039 (REI/VG)

5 4 2

Price: $1,710,000
Method: Sold Before Auction
Date: 30/07/2025
Property Type: Townhouse (Res)
Land Size: 252 sqm approx

Agent Comments

Both properties are in close proximity to each other, being in ideal locations, close to amenities. Superior as the property has an additional bedroom space. Inferior as land content is much smaller in scale.



35A Nimmo St ESSENDON 3040 (REI)

4 2 2

Price: $1,667,500
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)

Agent Comments

Both properties share the same accommodation and ideal location for convenience (just different suburbs). Superior as the property is a slightly newer build. Inferior as the property does not have an additional bathroom zone, and smaller land content.

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