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	93 Vine Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $1,500,000

Median sale price

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

Period - From 01/10/2024 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	35 Grandison St MOONEE PONDS 3039	$1,480,000	23/08/2025
2	41 Darling St MOONEE PONDS 3039	$1,500,000	21/07/2025
3	28 Eglinton St MOONEE PONDS 3039	$1,490,000	28/06/2025

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: 16/10/2025 16:15

93 Vine Street, Moonee Ponds Vic 3039

JellisCraig

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4 1 1

Property Type: House

Agent Comments

Unrenovated period home with a ROW.

Indicative Selling Price
$1,500,000
Median House Price
Year ending September 2025: $1,500,000

Comparable Properties



35 Grandison St MOONEE PONDS 3039 (REI/VG)

3 2 2

Price: $1,480,000
Method: Private Sale
Date: 23/08/2025
Property Type: House
Land Size: 276 sqm approx

Agent Comments

Comparable location, less accommodation, superior home, superior interior, inferior land.



41 Darling St MOONEE PONDS 3039 (REI/VG)

4 2 1

Price: $1,500,000
Method: Private Sale
Date: 21/07/2025
Property Type: House
Land Size: 258 sqm approx

Agent Comments

Comparable location, similar accommodation, more bathrooms, superior home, superior interior, inferior land.



28 Eglinton St MOONEE PONDS 3039 (REI/VG)

4 1 1

Price: $1,490,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 320 sqm approx

Agent Comments

Comparable location, superior home, similar accommodation, superior interior, inferior land.

REIV THE DIFFERENCE | propertydata.com.au

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