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	75 Margaret Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

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

Period - From 20/10/2024 to 19/10/2025 Source Property Data

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	573 Victoria St BRUNSWICK WEST 3055	$1,180,000	03/10/2025
2	10 Daisy St ESSENDON 3040	$1,200,000	15/05/2025
3	19a Huntly St MOONEE PONDS 3039	$1,172,500	01/05/2025

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: 20/10/2025 13:54

75 Margaret Street, Moonee Ponds Vic 3039

JellisCraig

Lara Harris
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3 1 1

Rooms: 5
Property Type: House

Agent Comments

Neat 3 bed home

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
20/10/2024 - 19/10/2025: $1,500,000

Comparable Properties



573 Victoria St BRUNSWICK WEST 3055 (REI)

3 1 1

Price: $1,180,000
Method: Sold Before Auction
Date: 03/10/2025
Property Type: House (Res)

Agent Comments

Similar property, same accommodation, neighbouring suburb.



10 Daisy St ESSENDON 3040 (REI/VG)

3 1 2

Price: $1,200,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: House (Res)
Land Size: 299 sqm approx

Agent Comments

Same accommodation, Similar condition, neighbouring surburb



19a Huntly St MOONEE PONDS 3039 (REI/VG)

3 1 -

Price: $1,172,500
Method: Private Sale
Date: 01/05/2025
Property Type: House
Land Size: 297 sqm approx

Agent Comments

Same accommodation, same location and similar condition

REIV THE DIFFERENCE

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