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	1/57 BUCKLEY 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 Oct 2024	to	30 Sep 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
5/57 BUCKLEY STREET MOONEE PONDS VIC 3039	$753,000	21-Jun-25
4/9 ARDOCH STREET ESSENDON VIC 3040	$835,000	31-May-25
4/6 TURNER STREET MOONEE PONDS VIC 3039	$790,000	08-Sep-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: 22 October 2025

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5/57 BUCKLEY STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price **$753,000** Sold Date **21-Jun-25**

Distance **0km**



4/9 ARDOCH STREET ESSENDON VIC 3040

3 1 1

Sold Price **$835,000** Sold Date **31-May-25**

Distance **1km**



4/6 TURNER STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price RS **$790,000** Sold Date **08-Sep-25**

Distance **1.3km**

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

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