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	602/701 Mt Alexander Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $775,000 & $800,000

Median sale price

Median price $517,500 Property Type Unit 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	305/1050 Mt Alexander Rd ESSENDON 3040	$792,000	29/10/2025
2	104/74 Pascoe Vale Rd MOONEE PONDS 3039	$740,000	08/10/2025
3	504/701 Mt Alexander Rd MOONEE PONDS 3039	$770,000	30/07/2025

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: 13/11/2025 13:08

602/701 Mt Alexander Road, Moonee Ponds Vic 3039

JellisCraig

Tim Ash
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2 2 1

Property Type: Apartment

Agent Comments

Stunning 2 bedroom 2 bathroom apartment with incredible views!

Indicative Selling Price
$775,000 - $800,000
Median Unit Price
September quarter 2025: $517,500

Comparable Properties



305/1050 Mt Alexander Rd ESSENDON 3040 (REI)

2 2 2

Price: $792,000
Method: Private Sale
Date: 29/10/2025
Property Type: Apartment

Agent Comments

2 bedroom 2 bathroom on the same road as apartment 602, also has park views.



104/74 Pascoe Vale Rd MOONEE PONDS 3039 (REI)

2 2 1

Price: $740,000
Method: Private Sale
Date: 08/10/2025
Property Type: Apartment

Agent Comments

2 bedroom 2 bathroom, also on a main road with similar fitout and size.

504/701 Mt Alexander Rd MOONEE PONDS 3039 (VG)

2 - -

Price: $770,000
Method: Sale
Date: 30/07/2025
Property Type: Strata Unit/Flat

Agent Comments

sold in the same building with similar views on the floor below.

REIV THE DIFFERENCE | propertydata.com.au

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