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	55 Darling Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,580,000 & $1,680,000

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	76 Munro St ASCOT VALE 3032	$1,670,000	06/08/2025
2	126 Athol St MOONEE PONDS 3039	$1,600,000	11/06/2025
3	26 Darling St MOONEE PONDS 3039	$1,660,000	31/05/2025

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: 17/11/2025 10:20

55 Darling Street, Moonee Ponds Vic 3039

JellisCraig



5 2 0

Rooms: 7
Property Type: House (Res)

Agent Comments

Renovated double storey single front offering 5 bed, 2.5 bath, 2 living & 0 car.

Indicative Selling Price
$1,580,000 - $1,680,000
Median House Price
September quarter 2025: $1,500,000

Comparable Properties



76 Munro St ASCOT VALE 3032 (REI)

4 2 2

Price: $1,670,000
Method: Private Sale
Date: 06/08/2025
Property Type: House

Agent Comments

Similar accommodation, same suburb, with two car spots



126 Athol St MOONEE PONDS 3039 (REI/VG)

3 2 -

Price: $1,600,000
Method: Sold Before Auction
Date: 11/06/2025
Property Type: House (Res)
Land Size: 258 sqm approx

Agent Comments

Similar accommodation, same location, renovated



26 Darling St MOONEE PONDS 3039 (REI/VG)

5 3 2

Price: $1,660,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 303 sqm approx

Agent Comments

Modern townhouse with a double garage.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE

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