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	412/4 Young Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $599,000

Median sale price

Median price $560,000 Property Type Unit Suburb Moonee Ponds

Period - From 26/11/2024 to 25/11/2025 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	703/15 Everage St MOONEE PONDS 3039	$536,000	07/10/2025
2	712/4 Young St MOONEE PONDS 3039	$620,000	19/08/2025
3	804/10 Young St MOONEE PONDS 3039	$639,000	08/08/2025

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: 26/11/2025 15:06

412/4 Young Street, Moonee Ponds Vic 3039

JellisCraig

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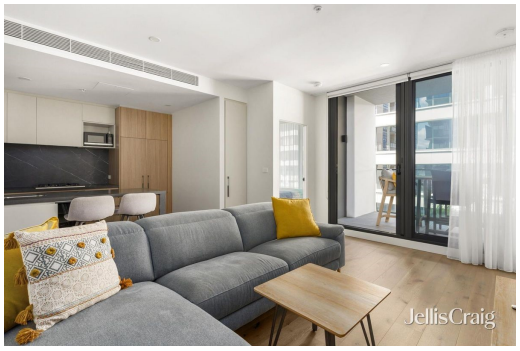

2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$599,000
Median Unit Price
26/11/2024 - 25/11/2025: $560,000

Comparable Properties



703/15 Everage St MOONEE PONDS 3039 (REI)

2 1 1

Price: $536,000
Method: Private Sale
Date: 07/10/2025
Property Type: Apartment

Agent Comments

recent 2,1,1 sale in the Everage (Rise) building. Has similar facilities. Higher density apartment block

712/4 Young St MOONEE PONDS 3039 (VG)

1 - -

Price: $620,000
Method: Sale
Date: 19/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Off market sale of the same floor plan 3 floors above.



804/10 Young St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $639,000
Method: Private Sale
Date: 08/08/2025
Property Type: Apartment

Agent Comments

Most recent sale in the block for a similar configuration. Has a better view

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