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	303/15 Everage Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $465,000 & $505,000

Median sale price

Median price $540,000 Property Type Unit Suburb Moonee Ponds

Period - From 24/10/2024 to 23/10/2025 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	1802/40 Hall St MOONEE PONDS 3039	$467,000	29/09/2025
2	128/40 Hall St MOONEE PONDS 3039	$475,000	28/08/2025
3	2/7 York St MOONEE PONDS 3039	$490,000	14/08/2025

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: 24/10/2025 12:45

303/15 Everage Street, Moonee Ponds Vic 3039

JellisCraig

Tim Ash
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1 1 1

Rooms: 2
Property Type: Strata Unit/Flat
Land Size: 74 sqm approx

Indicative Selling Price
$465,000 - $505,000
Median Unit Price
24/10/2024 - 23/10/2025: $540,000

Agent Comments

Great sized 1 bedroom 1 bathroom with amazing large study.

Comparable Properties



1802/40 Hall St MOONEE PONDS 3039 (REI)

1 1 1

Price: $467,000
Method: Private Sale
Date: 29/09/2025
Property Type: Unit

Agent Comments

property of a similar size, sold in the building next door.



128/40 Hall St MOONEE PONDS 3039 (REI/VG)

1 1 1

Price: $475,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment

Agent Comments

property of similar traits, located in the building next door, 1 similar size and fit-out.



2/7 York St MOONEE PONDS 3039 (REI/VG)

1 1 1

Price: $490,000
Method: Private Sale
Date: 14/08/2025
Rooms: 2
Property Type: Apartment

Agent Comments

1 bedroom apartment, similar size internally, this unit has a larger outdoor area.

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