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	601/51 HOMER 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 Jan 2025	to	31 Dec 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.

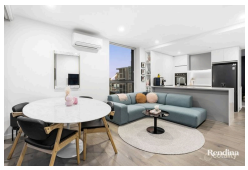
Address of comparable property	Price	Date of sale
913/51 HOMER STREET MOONEE PONDS VIC 3039	$650,000	22-Aug-25
510/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	$600,000	24-Sep-25
807/7 ASPEN STREET MOONEE PONDS VIC 3039	$585,000	03-Dec-25

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: 06 January 2026

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913/51 HOMER STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price **$650,000** Sold Date **22-Aug-25**

Distance **0km**



510/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039

2 2 1

Sold Price **$600,000** Sold Date **24-Sep-25**

Distance **0.42km**



807/7 ASPEN STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price RS **$585,000** Sold Date **03-Dec-25**

Distance **0km**

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

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