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	20 Dean Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $770,000 & $830,000

Median sale price

Median price $1,600,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2025 to 31/12/2025 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	2/119 Tennyson St ESSENDON 3040	$775,000	16/12/2025
2	3/17 Geddes St ASCOT VALE 3032	$831,000	06/12/2025
3	1c Newsom St ASCOT VALE 3032	$825,000	15/11/2025

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: 12/01/2026 13:19

20 Dean Street, Moonee Ponds Vic 3039

JellisCraig

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2 1 1

Property Type: House (Res)

Agent Comments

Double storey home with no owners corp.

Indicative Selling Price
$770,000 - $830,000
Median House Price
Year ending December 2025: $1,600,000

Comparable Properties



2/119 Tennyson St ESSENDON 3040 (REI)

2 1 1

Price: $775,000
Method: Private Sale
Date: 16/12/2025
Property Type: Villa
Land Size: 147 sqm approx

Agent Comments

Superior location with comparable accommodation. Older home with new renovation. Part of an owners corp.



3/17 Geddes St ASCOT VALE 3032 (REI)

2 1 1

Price: $831,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Villa

Agent Comments

Single level but comparable accommodation. Geddes is part of an owners corp.



1c Newsom St ASCOT VALE 3032 (REI)

2 1 2

Price: $825,000
Method: Sold Before Auction
Date: 15/11/2025
Property Type: House (Res)

Agent Comments

Comparable accommodation with additional parking space. Older build.

REIV THE DIFFERENCE | propertydata.com.au

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