

# 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 402/19 Moore Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$460,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Moonee Ponds

Period - From 28/01/2025 to 27/01/2026 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	23/122 Maribyrnong Rd MOONEE PONDS 3039	\$466,320	03/12/2025
2	105/19 Moore St MOONEE PONDS 3039	\$460,000	03/09/2025
3	2/36 Maribyrnong Rd MOONEE PONDS 3039	\$460,000	25/08/2025

**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: 28/01/2026 11:11



2 2 1

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$460,000  
**Median Unit Price**  
28/01/2025 - 27/01/2026: \$575,000

## Comparable Properties



**23/122 Maribyrnong Rd MOONEE PONDS 3039 (REI)**

**Agent Comments**

2 1 1

**Price:** \$466,320  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** Apartment



**105/19 Moore St MOONEE PONDS 3039 (REI)**

**Agent Comments**

2 2 1

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 03/09/2025  
**Property Type:** Apartment



**2/36 Maribyrnong Rd MOONEE PONDS 3039 (REI)**

**Agent Comments**

2 1 1

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 25/08/2025  
**Property Type:** Unit

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