

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

34/21 MOORE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 May 2025

to

30 Apr 2026

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

514/7 ASPEN STREET MOONEE PONDS VIC 3039	\$525,000	08-May-26
711/51 HOMER STREET MOONEE PONDS VIC 3039	\$526,000	23-Apr-26
1611/51 HOMER STREET MOONEE PONDS VIC 3039	\$530,000	10-Mar-26

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: 26 May 2026



514/7 ASPEN STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price

^{RS}

\$525,000

Sold Date **08-May-26**

Distance

0.3km



711/51 HOMER STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price

^{RS}

\$526,000

Sold Date **23-Apr-26**

Distance

0.3km



1611/51 HOMER STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price

\$530,000

Sold Date **10-Mar-26**

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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