

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

216/7 ASPEN 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jul 2025

to

30 Jun 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

22/122 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$485,000	04-Mar-26
2/84A MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$480,000	03-Mar-26
104/535 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$470,000	09-May-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: 07 July 2026



**22/122 MARIBYRNONG ROAD
MOONEE PONDS VIC 3039**

2 1 1

Sold Price **\$485,000** Sold Date **04-Mar-26**

Distance **0.81km**



**2/84A MARIBYRNONG ROAD
MOONEE PONDS VIC 3039**

2 1 1

Sold Price **\$480,000** Sold Date **03-Mar-26**

Distance **0.72km**



**104/535 MT ALEXANDER ROAD
MOONEE PONDS VIC 3039**

2 1 1

Sold Price **\$470,000** Sold Date **09-May-26**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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