

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

17/715-717 MT ALEXANDER ROAD 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

10/269 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$460,000	19-Jun-25
29/122 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$455,000	28-May-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: 18 July 2025



10/269 ASCOT VALE ROAD
MOONEE PONDS VIC 3039

2 1 1

Sold Price ^{RS} **\$460,000** Sold Date **19-Jun-25**
Distance **0.94km**



29/122 MARIBYRNONG ROAD
MOONEE PONDS VIC 3039

2 1 1

Sold Price **\$455,000** Sold Date **28-May-25**
Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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