

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

102/40 HALL 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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jan 2025

to

31 Dec 2025

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

101/40 HALL STREET MOONEE PONDS VIC 3039	\$445,000	30-Aug-25
1209/40 HALL STREET MOONEE PONDS VIC 3039	\$440,000	10-Oct-25
1802/40 HALL STREET MOONEE PONDS VIC 3039	\$467,000	29-Sep-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: 22 January 2026


**101/40 HALL STREET MOONEE
PONDS VIC 3039**

 1
  1
  1

Sold Price

\$445,000

 Sold Date **30-Aug-25**

Distance

0km

**1209/40 HALL STREET MOONEE
PONDS VIC 3039**

 1
  1
  1

Sold Price

\$440,000

 Sold Date **10-Oct-25**

Distance

0km

**1802/40 HALL STREET MOONEE
PONDS VIC 3039**

 1
  1
  1

Sold Price

\$467,000

 Sold Date **29-Sep-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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