

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

411/535 Mt Alexander Road, Moonee Ponds, VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$480,000

&

\$525,000

Median sale price

Median price

\$525,500

Property Type

House

Suburb

Moonee Ponds (3039)

Period - From

04/02/2026

to

04/09/2026

Source

REIV

Comparable property sales

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
312/535 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$512,500	08/08/2026
104/535 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$470,000	09/05/2026
102/535 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$540,000	05/05/2026

This Statement of Information was prepared on: 04/09/2026

