

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	2/22 Ardmillan Road, Moonee Ponds, VIC 3039
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Indicative selling price

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

Price Range	\$680,000	&	\$748,000
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Median sale price

Median price	\$611,000	Property Type	Unit	Suburb	Moonee Ponds (3039)
Period - From	01/08/2025	to	31/07/2026	Source	Cotality

Comparable property sales

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 six months.

This Statement of Information was prepared on:	21/08/2026
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