

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 44/7 Feehan Avenue, Moonee Ponds, VIC 3039

Indicative selling price

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

Single Price \$399,990

Median sale price

Median price \$650,000 Property Type House Suburb Moonee Ponds (3039)

Period - From 17/03/2025 to 17/03/2026 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
18/40 Young St MOONEE PONDS 3039 VIC	\$430,000	23/02/2026
41/7 Feehan Av MOONEE PONDS 3039 VIC	\$435,000	23/10/2025
1712/51 Homer St MOONEE PONDS 3039 VIC	\$428,000	20/09/2025

This Statement of Information was prepared on: 05/05/2026

