

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

405/533-535 Mount Alexander Road, Moonee Ponds, VIC 3039

Indicative selling price

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

Price Range

\$400,000

&

\$440,000

Median sale price

Median price

\$595,000

Property Type

House

Suburb

Moonee Ponds (3039)

Period - From

29/07/2025

to

30/07/2026

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
603/333 ASCOT VALE ROAD, MOONEE PONDS VIC 3039	\$405,000	01/09/2025
406/535 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$428,000	19/08/2025
503/333 ASCOT VALE ROAD, MOONEE PONDS VIC 3039	\$403,000	11/08/2025

This Statement of Information was prepared on:

29/07/2026

