

# 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

721/40 Hall Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$660,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 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 |
|---|--|-----------|--------------|
| 1 | 102/1024 Mt Alexander Rd ESSENDON 3040 | \$650,000 | 08/10/2025   |
| 2 | 913/51 Homer St MOONEE PONDS 3039      | \$650,000 | 09/09/2025   |
| 3 | 107/9 Shuter St MOONEE PONDS 3039      | \$655,000 | 01/09/2025   |

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 six months.~~

This Statement of Information was prepared on:

09/01/2026 15:55



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$620,000 - \$660,000

**Median Unit Price**

Year ending December 2025: \$575,000

## Comparable Properties



**102/1024 Mt Alexander Rd ESSENDON 3040 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 08/10/2025

**Property Type:** Apartment



**913/51 Homer St MOONEE PONDS 3039 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 09/09/2025

**Property Type:** Apartment



**107/9 Shuter St MOONEE PONDS 3039 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$655,000

**Method:** Private Sale

**Date:** 01/09/2025

**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951