

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

713/15 Everage Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price	\$517,500	Property Type	Unit	Suburb	Moonee Ponds
Period - From	01/07/2025	to	30/09/2025	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	402/40 Hall St MOONEE PONDS 3039	\$391,000	28/10/2025
2	201/40 Hall St MOONEE PONDS 3039	\$367,000	23/09/2025
3	1105/15 Everage St MOONEE PONDS 3039	\$380,000	08/08/2025

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:

08/01/2026 11:56



Property Type: Apartment

Agent Comments

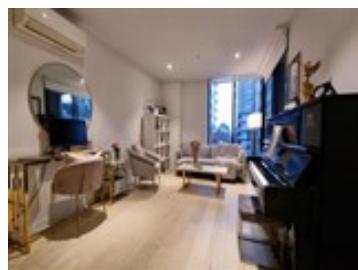
Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

September quarter 2025: \$517,500

Comparable Properties



402/40 Hall St MOONEE PONDS 3039 (REI/VG)



1



1



Agent Comments

Price: \$391,000

Method: Private Sale

Date: 28/10/2025

Property Type: Apartment



201/40 Hall St MOONEE PONDS 3039 (REI/VG)



1



1



Agent Comments

Price: \$367,000

Method: Private Sale

Date: 23/09/2025

Property Type: Apartment



1105/15 Everage St MOONEE PONDS 3039 (REI/VG)



1



1



Agent Comments

Price: \$380,000

Method: Private Sale

Date: 08/08/2025

Rooms: 2

Property Type: Apartment

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