

# 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

1521/40 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 \$650,000 & \$680,000

### 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	721/40 Hall St MOONEE PONDS 3039	\$640,000	04/02/2026
2	1108/40 Hall St MOONEE PONDS 3039	\$660,000	19/01/2026
3	1307/40 Hall St MOONEE PONDS 3039	\$665,000	18/12/2025

**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:

03/03/2026 13:45



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

Year ending December 2025: \$575,000

## Comparable Properties



721/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 04/02/2026

Property Type: Apartment



1108/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 19/01/2026

Property Type: Apartment

1307/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments



Price: \$665,000

Method: Sale

Date: 18/12/2025

Property Type: Flat/Unit/Apartment (Res)