

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

1405/51 Homer Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$570,000

&

\$610,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/05/2024

to

30/04/2025

Source

Property Data

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	111/40 Hall St MOONEE PONDS 3039	\$630,000	01/04/2025
2	503/341 Ascot Vale Rd MOONEE PONDS 3039	\$590,000	15/02/2025
3	1007/40 Hall St MOONEE PONDS 3039	\$625,000	09/12/2024

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:

01/05/2025 11:18



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median Unit Price
01/05/2024 - 30/04/2025: \$560,000

Comparable Properties



111/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

2 2 1

Price: \$630,000
Method: Private Sale
Date: 01/04/2025
Rooms: 3
Property Type: Apartment



503/341 Ascot Vale Rd MOONEE PONDS 3039 (REI)

Agent Comments

2 2 1

Price: \$590,000
Method: Private Sale
Date: 15/02/2025
Property Type: Apartment



1007/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 1

Price: \$625,000
Method: Private Sale
Date: 09/12/2024
Property Type: Apartment

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



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