

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
1102/40 Hall Street, Moonee Ponds, Vic 3039

Indicative selling price

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

range between \$690,000

&

\$720,000

Median sale price

Median price \$615,000 Property type *Unit* Suburb Moonee Ponds

Period - From 01/10/2025 to 31/12/2025 Source  PropTrack

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
1905/40 Hall St, Moonee Ponds, VIC 3039	\$685,000	18/09/2025
709/15 Everage Street, Moonee Ponds, VIC 3039	\$715,000	05/01/2026
503/10 Young Street, Moonee Ponds, VIC 3039	\$681,000	22/11/2025

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: 19/01/2026