

# 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 1403/40 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Moonee Ponds

Period - From 24/04/2025 to 23/04/2026 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	210/11 Stonepine Dr MOONEE PONDS 3039	\$1,190,000	25/03/2026
2	G1/95 Buckley St MOONEE PONDS 3039	\$1,120,000	13/02/2026
3	106/95 Buckley St MOONEE PONDS 3039	\$1,050,000	10/12/2025

**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: 24/04/2026 16:42



3   2   2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
24/04/2025 - 23/04/2026: \$610,000

## Comparable Properties



**210/11 Stonepine Dr MOONEE PONDS 3039 (REI)**

**Agent Comments**

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**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 25/03/2026  
**Property Type:** Apartment



**G1/95 Buckley St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

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**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 13/02/2026  
**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 157 sqm approx



**106/95 Buckley St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 10/12/2025  
**Rooms:** 4  
**Property Type:** Apartment

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



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