

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

112/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$500,000 & \$525,000

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	6/13 Walker St BRUNSWICK WEST 3055	\$520,000	14/10/2025
2	604/3 Olive York Way BRUNSWICK WEST 3055	\$510,000	25/09/2025
3	4/21 Moore St MOONEE PONDS 3039	\$500,000	28/08/2025

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:

23/02/2026 14:10



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$500,000 - \$525,000
Median Unit Price
Year ending December 2025: \$575,000

Comparable Properties



6/13 Walker St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 14/10/2025
Property Type: Unit



604/3 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 25/09/2025
Property Type: Apartment



4/21 Moore St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 1

Price: \$500,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment