

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

727/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$450,000

&

\$475,000

Median sale price

Median price

\$525,500

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/04/2026

to

30/06/2026

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	307/40 Hall St MOONEE PONDS 3039	\$480,000	15/07/2026
2	329/40 Hall St MOONEE PONDS 3039	\$505,000	30/06/2026
3	1112/40 Hall St MOONEE PONDS 3039	\$480,000	19/02/2026

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:

06/08/2026 14:29



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$475,000

Median Unit Price

June quarter 2026: \$525,500

Comparable Properties



307/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

1
 1
 1

Price: \$480,000

Method: Private Sale

Date: 15/07/2026

Property Type: Apartment



329/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

1
 1
 1

Price: \$505,000

Method: Private Sale

Date: 30/06/2026

Rooms: 2

Property Type: Apartment

Land Size: 76 sqm approx



1112/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1
 1
 1

Price: \$480,000

Method: Private Sale

Date: 19/02/2026

Property Type: Apartment

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