

# 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

605/7 Aspen 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 \$440,000 & \$460,000

### Median sale price

Median price \$517,500 Property Type Unit Suburb Moonee Ponds

Period - From 01/07/2025 to 30/09/2025 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 | 1802/40 Hall St MOONEE PONDS 3039 | \$467,000 | 29/09/2025   |
| 2 | 128/40 Hall St MOONEE PONDS 3039  | \$475,000 | 28/08/2025   |
| 3 | 307/40 Hall St MOONEE PONDS 3039  | \$475,000 | 22/07/2025   |

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:

22/10/2025 13:56



1   1   1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$440,000 - \$460,000  
Median Unit Price  
September quarter 2025: \$517,500

## Comparable Properties



1802/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

1   1   1

Price: \$467,000  
Method: Private Sale  
Date: 29/09/2025  
Property Type: Unit



128/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1   1   1

Price: \$475,000  
Method: Private Sale  
Date: 28/08/2025  
Property Type: Apartment



307/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1   1   1

Price: \$475,000  
Method: Private Sale  
Date: 22/07/2025  
Property Type: Apartment