

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

Range between \$425,000 & \$450,000

Median sale price

Median price \$525,500 Property Type Unit Suburb Moonee Ponds

Period - From 03/02/2025 to 02/02/2026 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	1005/7 Aspen St MOONEE PONDS 3039	\$465,000	17/09/2025
2	101/40 Hall St MOONEE PONDS 3039	\$445,000	30/08/2025
3	804/7 Aspen St MOONEE PONDS 3039	\$460,000	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:

03/02/2026 11:27



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$425,000 - \$450,000
Median Unit Price
03/02/2025 - 02/02/2026: \$525,500

Comparable Properties

1005/7 Aspen St MOONEE PONDS 3039 (VG)

Agent Comments

1 - -

Price: \$465,000
Method: Sale
Date: 17/09/2025
Property Type: Flat/Unit/Apartment (Res)



101/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments

1 - -

Price: \$445,000
Method: Sale
Date: 30/08/2025
Property Type: Flat/Unit/Apartment (Res)



804/7 Aspen St MOONEE PONDS 3039 (VG)

Agent Comments

1 - -

Price: \$460,000
Method: Sale
Date: 28/08/2025
Property Type: Flat/Unit/Apartment (Res)