

# 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

1108/40 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

\$640,000

&

\$660,000

### Median sale price

Median price

\$554,750

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/10/2024

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	913/51 Homer St MOONEE PONDS 3039	\$650,000	09/09/2025
2	107/9 Shuter St MOONEE PONDS 3039	\$655,000	01/09/2025
3	205/9 Shuter St MOONEE PONDS 3039	\$653,500	16/07/2025

**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:

06/01/2026 11:50



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**Property Type:** Strata Unit/Flat

**Land Size:** 98 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$640,000 - \$660,000

**Median Unit Price**

Year ending September 2025: \$554,750

## Comparable Properties



**913/51 Homer St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

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**Price:** \$650,000

**Method:** Private Sale

**Date:** 09/09/2025

**Property Type:** Apartment



**107/9 Shuter St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

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**Price:** \$655,000

**Method:** Private Sale

**Date:** 01/09/2025

**Property Type:** Apartment



**205/9 Shuter St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

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**Price:** \$653,500

**Method:** Private Sale

**Date:** 16/07/2025

**Property Type:** Unit