

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 1108/40 Hall Street, Moonee Ponds Vic 3039
Including suburb and postcode

Indicative selling price

For the meaning of this price see 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



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)



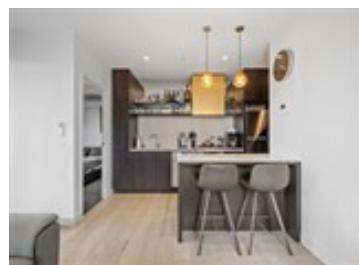
Price: \$650,000

Method: Private Sale

Date: 09/09/2025

Property Type: Apartment

[Agent Comments](#)



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



Price: \$655,000

Method: Private Sale

Date: 01/09/2025

Property Type: Apartment

[Agent Comments](#)



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



Price: \$653,500

Method: Private Sale

Date: 16/07/2025

Property Type: Unit

[Agent Comments](#)

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