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

703/7 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 | $575,000 | Property Type | Unit | Suburb | Moonee Ponds |

| Period - From | 01/01/2025 | to | 31/12/2025 | 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	1712/51 Homer St MOONEE PONDS 3039	$428,000	20/09/2025
2	101/40 Hall St MOONEE PONDS 3039	$445,000	30/08/2025
3	1414/40 Hall St MOONEE PONDS 3039	$431,000	13/08/2025

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: 28/01/2026 14:18

MRE

Jake Hu
0488 028 978
jake@melbournerealestate.com.au

🛏 1   🛁 1   🚗 1

Indicative Selling Price
$425,000 - $450,000
Median Unit Price
Year ending December 2025: $575,000

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties

1712/51 Homer St MOONEE PONDS 3039 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $428,000
Method: Private Sale
Date: 20/09/2025
Property Type: Apartment

Agent Comments

101/40 Hall St MOONEE PONDS 3039 (VG)

🛏 1   🛁 -   🚗 -

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

Agent Comments

1414/40 Hall St MOONEE PONDS 3039 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $431,000
Method: Private Sale
Date: 13/08/2025
Property Type: Apartment

Agent Comments

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