

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

\$400,000

&

\$420,000

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	303/15 Everage St MOONEE PONDS 3039	\$485,000	16/01/2026
2	1005/7 Aspen St MOONEE PONDS 3039	\$465,000	17/09/2025
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:

05/02/2026 13:03



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$420,000

Median Unit Price

Year ending December 2025: \$575,000

Comparable Properties



303/15 Everage St MOONEE PONDS 3039 (REI)

Agent Comments

1 1 1

Price: \$485,000

Method: Private Sale

Date: 16/01/2026

Property Type: Unit

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)



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)