

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 311/7 Aspen 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 \$440,000 & \$460,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Moonee Ponds
Period - From 02/02/2025 to 01/02/2026 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	804/7 Aspen St MOONEE PONDS 3039	\$460,000	28/08/2025
3	128/40 Hall St MOONEE PONDS 3039	\$475,000	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:

02/02/2026 15:52



Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median Unit Price

02/02/2025 - 01/02/2026: \$575,000

Comparable Properties

1005/7 Aspen St MOONEE PONDS 3039 (VG)

Agent Comments



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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



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Price: \$460,000

Method: Sale

Date: 28/08/2025

Property Type: Flat/Unit/Apartment (Res)

128/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments



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1

Price: \$475,000

Method: Private Sale

Date: 28/08/2025

Property Type: Apartment

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