

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

711/51 Homer Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$550,000

Median sale price

Median price \$525,500 Property Type Unit Suburb Moonee Ponds

Period - From 03/02/2025 to 02/02/2026 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	1004/51 Homer St MOONEE PONDS 3039	\$530,000	25/11/2025
2	1304/51 Homer St MOONEE PONDS 3039	\$525,000	09/08/2025
3	611/51 Homer St MOONEE PONDS 3039	\$525,500	09/08/2025

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:

03/02/2026 18:14



2



1



1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

03/02/2025 - 02/02/2026: \$525,500

Comparable Properties



1004/51 Homer St MOONEE PONDS 3039 (REI/VG)

Agent Comments



2



1



1

Price: \$530,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment



1304/51 Homer St MOONEE PONDS 3039 (REI/VG)

Agent Comments



2



1



1

Price: \$525,000

Method: Private Sale

Date: 09/08/2025

Property Type: Apartment



611/51 Homer St MOONEE PONDS 3039 (REI/VG)

Agent Comments



2



1



1

Price: \$525,500

Method: Private Sale

Date: 09/08/2025

Property Type: Apartment

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