

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

1 Winchester Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,523,500

Property Type

House

Suburb

Moonee Ponds

Period - From

03/08/2025

to

02/08/2026

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	91 Eglinton St MOONEE PONDS 3039	\$1,365,000	18/07/2026
2	112 The Parade ASCOT VALE 3032	\$1,350,000	24/03/2026
3	83 Waverley St MOONEE PONDS 3039	\$1,380,000	06/03/2026

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:

03/08/2026 10:30



3 1 2

Property Type: House

Land Size: 452 sqm approx

Agent Comments

3 bedroom double fronted brick home

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

03/08/2025 - 02/08/2026: \$1,523,500

Comparable Properties



91 Eglinton St MOONEE PONDS 3039 (REI)

3 1 1

Price: \$1,365,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 450 sqm approx

Agent Comments

Similar land size in a similar location.
With same accommodation.



112 The Parade ASCOT VALE 3032 (REI/VG)

3 1 3

Price: \$1,350,000

Method: Sold Before Auction

Date: 24/03/2026

Property Type: House (Res)

Land Size: 418 sqm approx

Agent Comments

Similar land size in a similar location,
neighbouring suburb. With same
accommodation.



83 Waverley St MOONEE PONDS 3039 (REI)

4 2 4

Price: \$1,380,000

Method: Private Sale

Date: 06/03/2026

Property Type: House

Land Size: 547 sqm approx

Agent Comments

Similar land size in a similar location.
With similar accommodation, on a
main road.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555