

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

101/21 Lethbridge Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/01/2026 to 31/03/2026 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	7/213 Buckley St ESSENDON 3040	\$530,000	22/04/2026
2	504/19 Russell St ESSENDON 3040	\$550,000	30/03/2026
3	302/21 Lethbridge St MOONEE PONDS 3039	\$580,000	28/02/2026

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:

07/05/2026 11:38



2 2 1

Property Type: Apartment

Land Size: 83 sqm approx

Agent Comments

Ultra modern 2 bedroom 2 bathroom apartment.

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

March quarter 2026: \$675,000

Comparable Properties



7/213 Buckley St ESSENDON 3040 (REI)

2 2 1

Price: \$530,000

Method: Private Sale

Date: 22/04/2026

Rooms: 3

Property Type: Apartment

Agent Comments

2 bedroom apartment, similar size and close by.



504/19 Russell St ESSENDON 3040 (REI)

2 2 1

Price: \$550,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment

Land Size: 90 sqm approx

Agent Comments

modern apartment, similar size internally and same sized balcony. Russell Street positioned on a higher floor.



302/21 Lethbridge St MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: \$580,000

Method: Private Sale

Date: 28/02/2026

Property Type: Apartment

Agent Comments

sold in the same building, apartment 302 had a superior view however our apartment is slightly larger.