

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

102/19 HALL STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

803/19 HALL STREET MOONEE PONDS VIC 3039	\$315,000	23-Apr-26
101/201 BUCKLEY STREET ESSENDON VIC 3040	\$280,000	04-Jun-26

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 6 months.

This Statement of Information was prepared on: 02 September 2026



**803/19 HALL STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price

\$315,000

Sold Date

23-Apr-26

Distance

0km



**101/201 BUCKLEY STREET
ESSENDON VIC 3040**

1 1 1

Sold Price

\$280,000

Sold Date

04-Jun-26

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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