

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

104/535 Mt Alexander Road, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$465,000

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	18/40 Young St MOONEE PONDS 3039	\$430,000	23/02/2026
2	206/535 Mt Alexander Rd MOONEE PONDS 3039	\$460,000	16/02/2026
3	23/122 Maribyrnong Rd MOONEE PONDS 3039	\$466,320	03/12/2025

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:

14/04/2026 14:10

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Indicative Selling Price

\$465,000

Median Unit Price

March quarter 2026: \$675,000



2 1 1

Property Type: Apartment

Agent Comments

Updated two bedroom apartment, one bathroom and one carspace

Comparable Properties



18/40 Young St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: \$430,000

Method: Private Sale

Date: 23/02/2026

Property Type: Apartment

Agent Comments

Similar accommodation and internal condition.

206/535 Mt Alexander Rd MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: \$460,000

Method: Private Sale

Date: 16/02/2026

Rooms: 3

Property Type: Apartment

Agent Comments

Similar accommodation and internal condition in same block



23/122 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: \$466,320

Method: Private Sale

Date: 03/12/2025

Property Type: Apartment

Agent Comments

Similar accommodation and internal condition.

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