

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

105/21 MOORE 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

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jul 2025

to

30 Jun 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

4/16 HOLMES ROAD MOONEE PONDS VIC 3039	\$415,000	09-Apr-26
1306/51 HOMER STREET MOONEE PONDS VIC 3039	\$445,000	15-May-26
1314/40 HALL STREET MOONEE PONDS VIC 3039	\$450,000	20-May-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: 29 July 2026



**4/16 HOLMES ROAD MOONEE
PONDS VIC 3039**

 1  1  1

Sold Price **\$415,000** Sold Date **09-Apr-26**

Distance **0.23km**



**1306/51 HOMER STREET MOONEE
PONDS VIC 3039**

 1  1  1

Sold Price **\$445,000** Sold Date **15-May-26**

Distance **0.29km**



**1314/40 HALL STREET MOONEE
PONDS VIC 3039**

 1  1  1

Sold Price **\$450,000** Sold Date **20-May-26**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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