

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

11/25 Gladstone Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$270,000

&

\$295,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/10/2025

to

31/12/2025

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	1/226 Maribyrnong Rd MOONEE PONDS 3039	\$290,000	08/01/2026
2			
3			

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:

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Indicative Selling Price

\$270,000 - \$295,000

Median Unit Price

December quarter 2025: \$650,000



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/226 Maribyrnong Rd MOONEE PONDS 3039 (VG)

Agent Comments

1 - -

Price: \$290,000

Method: Sale

Date: 08/01/2026

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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