

11/48 Scotia Street, Moonee Ponds Vic 3039



2 Bed 1 Bath 1 Car

Property Type: Unit

Indicative Selling Price

\$400,000 - \$440,000

Median House Price

Year ending March 2026: \$600,000

Comparable Properties



9/125 Raleigh Road, Maribyrnong 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$440,000

Method: Sold Before Auction

Date: 16/04/2026

Property Type: Apartment

Agent Comments: Apartment with balcony in more modern development, main road location.



18/40 Young Street, MOONEE PONDS 3039 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$430,000

Method: Private Sale

Date: 23/02/2026

Property Type: Apartment

Agent Comments: Larger apartment internally, inferior finishes.



1/14 Navigator Street, Maribyrnong 3032 (VG)

2 Bed 1 Bath 1 Car

Price: \$415,000

Method: Sale

Date: 21/01/2026

Property Type: Strata Unit/Flat

Agent Comments: Updated older style apartment located on the ground floor. Comparable accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

11/48 Scotia Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$600,000 Unit x Suburb Moonee Ponds

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales

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
9/125 Raleigh Road, MARIBYRNONG 3032	\$440,000	16/04/2026
18/40 Young Street, MOONEE PONDS 3039	\$430,000	23/02/2026
1/14 Navigator Street, MARIBYRNONG 3032	\$415,000	21/01/2026

This Statement of Information was prepared on:

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