

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

111 Athol Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/04/2025

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	114 Athol St MOONEE PONDS 3039	\$1,622,000	17/04/2026
2	53 Lennox St MOONEE PONDS 3039	\$1,635,000	21/02/2026
3	4 Montgomery St MOONEE PONDS 3039	\$1,600,000	17/02/2026

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:

07/05/2026 09:18

**Property Type:** House (Res)**Land Size:** 317 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending March 2026: \$1,600,000

Comparable Properties

**114 Athol St MOONEE PONDS 3039 (REI)**

Agent Comments

**Price:** \$1,622,000**Method:** Private Sale**Date:** 17/04/2026**Property Type:** House**Land Size:** 242 sqm approx**53 Lennox St MOONEE PONDS 3039 (REI/VG)**

Agent Comments

**Price:** \$1,635,000**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** House (Res)**Land Size:** 395 sqm approx**4 Montgomery St MOONEE PONDS 3039 (REI)**

Agent Comments

**Price:** \$1,600,000**Method:** Private Sale**Date:** 17/02/2026**Property Type:** House (Res)**Land Size:** 540 sqm approx

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