

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

124 Holmes Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	15/1 Ardmillan Rd MOONEE PONDS 3039	\$1,200,000	16/05/2026
2	6/32 Maribyrnong Rd MOONEE PONDS 3039	\$1,285,000	06/02/2026
3	4/32 Maribyrnong Rd MOONEE PONDS 3039	\$1,185,000	16/12/2025

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:

15/06/2026 10:19



3 2 2

Property Type: House (Res)

Agent Comments

Updated townhouse

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

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

Comparable Properties



15/1 Ardmillan Rd MOONEE PONDS 3039 (REI)

4 3 2

Price: \$1,200,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Townhouse (Res)

Agent Comments

Similar condition, same suburb, same accommodation



6/32 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: \$1,285,000

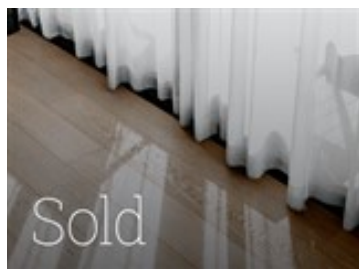
Method: Private Sale

Date: 06/02/2026

Property Type: Townhouse (Res)

Agent Comments

More modern townhouse, same accommodation, same suburb but a superior townhouse



4/32 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: \$1,185,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)

Agent Comments

Same suburb, same accommodation,