

# 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 13 Ormond Road, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$920,000 & \$990,000

### Median sale price

Median price \$1,560,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2025 to 30/06/2026 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	27 Eltham St FLEMINGTON 3031	\$995,000	14/03/2026
2	3 Elizabeth St MOONEE PONDS 3039	\$985,000	14/03/2026
3	70 Ormond Rd ASCOT VALE 3032	\$889,000	01/03/2026

**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: 06/07/2026 10:16

Tim Ash  
9379 2000  
0401 054 325  
timash@jellisrcraig.com.au



3   1   2

**Property Type:** House

**Land Size:** 269.24 sqm approx

**Agent Comments**

3 bedroom 1 bathroom home with ROW.

**Indicative Selling Price**

\$920,000 - \$990,000

**Median House Price**

Year ending June 2026: \$1,560,000

## Comparable Properties



**27 Eltham St FLEMINGTON 3031 (REI/VG)**

2   1   -

**Price:** \$995,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 261 sqm approx

**Agent Comments**

Brick home in neighbouring suburb with similar features and land size.



**3 Elizabeth St MOONEE PONDS 3039 (REI)**

2   1   2

**Price:** \$985,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 299 sqm approx

**Agent Comments**

original brick home, similar size with same number of bedrooms.



**70 Ormond Rd ASCOT VALE 3032 (REI/VG)**

2   1   -

**Price:** \$889,000

**Method:** Private Sale

**Date:** 01/03/2026

**Property Type:** House (Res)

**Land Size:** 219 sqm approx

**Agent Comments**

On the same road in a different suburb, property is smaller with no ROW. same number of bedrooms and bathrooms

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.