

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

15 Severn Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

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	51 Derby St MOONEE PONDS 3039	\$1,195,000	20/05/2026
2	2 The Parade ASCOT VALE 3032	\$1,060,000	21/04/2026
3	34 Bloom St MOONEE PONDS 3039	\$1,130,000	21/03/2026

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:

26/08/2026 13:20

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

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



2 1 0

Property Type: House (Res)

Land Size: 212 sqm approx

Agent Comments

Updated terrace home

Comparable Properties



51 Derby St MOONEE PONDS 3039 (REI)

Agent Comments

2 2 1

Price: \$1,195,000

Method: Private Sale

Date: 20/05/2026

Property Type: House (Res)



2 The Parade ASCOT VALE 3032 (REI/VG)

Agent Comments

2 1 1

Price: \$1,060,000

Method: Private Sale

Date: 21/04/2026

Property Type: House (Res)

Land Size: 200 sqm approx



34 Bloom St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 1 -

Price: \$1,130,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 277 sqm approx

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