

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

155 Park Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	111 Athol St MOONEE PONDS 3039	\$1,625,000	30/05/2026
2	1 Kalimna St ESSENDON 3040	\$1,700,000	04/04/2026
3	12 Clarinda Rd ESSENDON 3040	\$1,670,000	07/02/2026

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:

19/06/2026 12:39



3 2 2

Property Type: House

Land Size: 435 sqm approx

Agent Comments

Three bedroom house with lots of space

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

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

Comparable Properties



111 Athol St MOONEE PONDS 3039 (REI)

3 2 3

Price: \$1,625,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Agent Comments

Same suburb, Similar accommodation,
Similar condition



1 Kalimna St ESSENDON 3040 (REI/VG)

4 3 4

Price: \$1,700,000

Method: Private Sale

Date: 04/04/2026

Property Type: House

Land Size: 511 sqm approx

Agent Comments

Similar accommodation, similar
location, similar condition



12 Clarinda Rd ESSENDON 3040 (REI/VG)

3 1 1

Price: \$1,670,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 523 sqm approx

Agent Comments

Similar accommodation, similar
location, similar condition