

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

2/23A Gladstone Street, 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 \$675,000

Property Type Unit

Suburb Moonee Ponds

Period - From 01/01/2026

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	3/23a Gladstone St MOONEE PONDS 3039	\$1,470,000	08/04/2026
2	1/32 Maribyrnong Rd MOONEE PONDS 3039	\$1,333,000	25/02/2026
3	7/32 Maribyrnong Rd MOONEE PONDS 3039	\$1,350,000	05/01/2026

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:

25/06/2026 13:56



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
March quarter 2026: \$675,000

Comparable Properties



3/23a Gladstone St MOONEE PONDS 3039 (REI/VG)

3 2 2

Price: \$1,470,000
Method: Sold Before Auction
Date: 08/04/2026
Property Type: Townhouse (Res)

Agent Comments

3 bedroom sold in the same development however the living area is more than double unit 2. Also has an extra separate living space upstairs.



1/32 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 3 1

Price: \$1,333,000
Method: Private Sale
Date: 25/02/2026
Property Type: Townhouse (Res)

Agent Comments

Brands new 3 bedroom, has own lock up garage, extra bathroom and is larger internally.



7/32 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: \$1,350,000
Method: Private Sale
Date: 05/01/2026
Property Type: Townhouse (Res)

Agent Comments

Brand new 3 bedroom townhouse, larger internally, has lock up garage, also located at the rear of the block.