

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

2/8 Walker Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$860,000 & \$920,000

Median sale price

Median price \$1,565,000 Property Type House 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	5/2 Scott St ESSENDON 3040	\$911,000	07/05/2026
2	3/8 Turner St MOONEE PONDS 3039	\$915,000	05/05/2026
3	1 The Crescent ASCOT VALE 3032	\$920,000	20/02/2026

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:

11/05/2026 11:17



3 2 2

Property Type: Townhouse

Agent Comments

Near new townhouse

Indicative Selling Price

\$860,000 - \$920,000

Median House Price

March quarter 2026: \$1,565,000

Comparable Properties



5/2 Scott St ESSENDON 3040 (REI)

4 2 2

Price: \$911,000

Method: Private Sale

Date: 07/05/2026

Property Type: Townhouse (Single)

Agent Comments

Neighbouring suburb, Similar accommodation, similar condition



3/8 Turner St MOONEE PONDS 3039 (REI)

3 2 1

Price: \$915,000

Method: Private Sale

Date: 05/05/2026

Property Type: Townhouse (Single)

Agent Comments

Same suburb, Similar accommodation, similar condition



1 The Crescent ASCOT VALE 3032 (REI/VG)

3 2 2

Price: \$920,000

Method: Private Sale

Date: 20/02/2026

Property Type: Townhouse (Single)

Agent Comments

Neighbouring suburb, Similar accommodation, similar condition