

2/80 Waverley Street, Moonee Ponds Vic 3039



4 Bed 3 Bath 2 Car

Property Type: House (Res)

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending March 2026:

\$1,600,000

Comparable Properties



4 Agatha Street, ESSENDON 3040 (REI)

3 Bed 2 Bath 3 Car

Price: \$1,520,000

Method: Sold Before Auction

Date: 11/06/2026

Property Type: House

Agent Comments: Contemporary townhouse of similar style; smaller accommodation



85 Ardmillan Road, MOONEE PONDS 3039 (REI/VG)

4 Bed 3 Bath 1 Car

Price: \$1,460,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: House (Res)

Agent Comments: Smaller townhouse in premier position



1/17 Roberts Street, ESSENDON 3040 (REI/VG)

4 Bed 3 Bath 2 Car

Price: \$1,420,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)

Agent Comments: Smaller townhouse of similar age & style

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/80 Waverley Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,600,000 House x Suburb Moonee Ponds

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales

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
4 Agatha Street ESSENDON 3040	\$1,520,000	11/06/2026
85 Ardmillan Road MOONEE PONDS 3039	\$1,460,000	27/02/2026
1/17 Roberts Street ESSENDON 3040	\$1,420,000	14/02/2026

This Statement of Information was prepared on:

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