

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

204/146 Pascoe Vale Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$620,000 & \$660,000

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	203/1020 Mt Alexander Rd ESSENDON 3040	\$642,500	25/03/2026
2	1102/40 Hall St MOONEE PONDS 3039	\$678,000	20/03/2026
3	812/4 Young St MOONEE PONDS 3039	\$625,000	13/02/2026

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: 16/06/2026 13:43



2 2 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

4 year old apartment in a boutique block of 22 apartments

Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

March quarter 2026: \$675,000

Comparable Properties



203/1020 Mt Alexander Rd ESSENDON 3040 (REI/VG)

2 2 1

Price: \$642,500

Method: Auction Sale

Date: 25/03/2026

Property Type: Apartment

Agent Comments

Older apartment building. Faces directly on main road. different suburb



1102/40 Hall St MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: \$678,000

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment

Agent Comments

Higher-density block with general amenities such as a pool and gym. Superior location.



812/4 Young St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: \$625,000

Method: Private Sale

Date: 13/02/2026

Property Type: Apartment

Agent Comments

Only 1 bath in a higher density block