

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

21/3-7 Turner Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$760,000

&

\$810,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

06/07/2025

to

05/07/2026

Source

Property Data

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	3/460 Albion St BRUNSWICK WEST 3055	\$871,000	05/06/2026
2	5/42 Middle St ASCOT VALE 3032	\$877,000	21/02/2026
3	14/5 Turner St MOONEE PONDS 3039	\$846,000	23/01/2026

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:

06/07/2026 17:44

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3 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$760,000 - \$810,000

Median Unit Price

06/07/2025 - 05/07/2026: \$595,000

Comparable Properties



3/460 Albion St BRUNSWICK WEST 3055 (REI)

3 2 2

Price: \$871,000

Method: Private Sale

Date: 05/06/2026

Property Type: Townhouse (Single)

Agent Comments

modern 3 bedroom 2 bathroom with 2 car parks. Our townhouse has more land.



5/42 Middle St ASCOT VALE 3032 (REI/VG)

3 1 1

Price: \$877,000

Method: Sold Before Auction

Date: 21/02/2026

Property Type: Townhouse (Res)

Agent Comments

3 bedroom 1 bathroom, modern fit-out, does have larger land and is larger internally.



14/5 Turner St MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: \$846,000

Method: Private Sale

Date: 23/01/2026

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

sold on the same street, does have slightly larger land and slightly larger internally.

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