

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

222 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,675,000

Property Type House

Suburb Moonee Ponds

Period - From 01/10/2025

to 31/12/2025

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	78 Epsom Rd ASCOT VALE 3032	\$1,100,000	14/03/2026
2	76 Maribyrnong Rd MOONEE PONDS 3039	\$1,100,000	20/02/2026
3	231 Maribyrnong Rd ASCOT VALE 3032	\$1,100,000	21/11/2025

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:

27/03/2026 00:38

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2025: \$1,675,000



3 1 2

Rooms: 5

Property Type: House

Agent Comments

Well presented on corner block and ROW

Comparable Properties



78 Epsom Rd ASCOT VALE 3032 (REI)

3 1 2

Price: \$1,100,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Agent Comments

Comparable location and accommodation with recent landscaping improvements.



76 Maribyrnong Rd MOONEE PONDS 3039 (REI)

3 2 3

Price: \$1,100,000

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 497 sqm approx

Agent Comments

Same street but right on train line, superior landsize.



231 Maribyrnong Rd ASCOT VALE 3032 (REI/VG)

3 1 4

Price: \$1,100,000

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)

Land Size: 518 sqm approx

Agent Comments

Same street, superior land, totally unrenovated

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555