Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	28 Eglinton Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,370,000	&	\$1,470,000
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Median sale price

Median price	\$1,490,000	Pro	perty Type	House		Suburb	Moonee Ponds
Period - From	01/01/2025	to	31/03/2025		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

,	and the companion property		Date of care
1	1 Eglinton St MOONEE PONDS 3039	\$1,485,000	10/05/2025
2	18 Eglinton St MOONEE PONDS 3039	\$1,410,000	23/04/2025
3	1 Murray St MOONEE PONDS 3039	\$1,470,000	12/04/2025

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:	29/05/2025 14:53



Date of sale



Adam Hicks 8378 0500 0438 066 259 adamhicks@jelliscraig.com.au

Indicative Selling Price \$1,370,000 - \$1,470,000 **Median House Price** March quarter 2025: \$1,490,000



Property Type: House

Agent Comments

4 bedroom brick house, 1 bathroom and a lock up garage

Comparable Properties



1 Eglinton St MOONEE PONDS 3039 (REI)

Agent Comments

Same street, superior condition and one less bedroom.

Price: \$1,485,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res)



18 Eglinton St MOONEE PONDS 3039 (REI/VG)





Agent Comments

Same street, superior condition and one more bathroom.

Price: \$1,410,000 Method: Private Sale Date: 23/04/2025 Property Type: House Land Size: 235 sqm approx



1 Murray St MOONEE PONDS 3039 (REI)



Price: \$1,470,000 Method: Auction Sale Date: 12/04/2025 Property Type: House **Agent Comments**

Same suburb, similar condition and one less bedroom. Superior land size

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





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