

# 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

28 Eglinton Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,370,000

&

\$1,470,000

### Median sale price

Median price \$1,490,000

Property 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	Price	Date of sale
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



 4  1  1

**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)**

 3  1  1

**Price:** \$1,485,000

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** House (Res)

**Agent Comments**

Same street, superior condition and one less bedroom.



**18 Eglinton St MOONEE PONDS 3039 (REI/VG)**

 4  2  -

**Price:** \$1,410,000

**Method:** Private Sale

**Date:** 23/04/2025

**Property Type:** House

**Land Size:** 235 sqm approx

**Agent Comments**

Same street, superior condition and one more bathroom.



**1 Murray St MOONEE PONDS 3039 (REI)**

 3  1  1

**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