

# 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

2b Argyle 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

\$790,000

&

\$850,000

### Median sale price

Median price

\$860,500

Property Type

Townhouse

Suburb

Moonee Ponds

Period - From

01/04/2025

to

31/03/2026

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	39a Taylor St MOONEE PONDS 3039	\$780,000	12/03/2026
2	24 Harmony Rd ASCOT VALE 3032	\$835,000	17/03/2026
3			

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:

01/04/2026 11:18



 2    2    1

**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 102 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$790,000 - \$850,000  
**Median Townhouse Price**  
01/04/2025 - 31/03/2026: \$860,500

## Comparable Properties



**39a Taylor St MOONEE PONDS 3039 (REI)**

Agent Comments

 2    2    1

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 12/03/2026  
**Property Type:** Townhouse (Single)



**24 Harmony Rd ASCOT VALE 3032 (REI)**

Agent Comments

 2    2    2

**Price:** \$835,000  
**Method:** Sold Before Auction  
**Date:** 17/03/2026  
**Property Type:** House (Res)

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.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655