

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

3/23A Gladstone Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$650,000

Property Type Unit

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	1/32 Maribyrnong Rd MOONEE PONDS 3039	\$1,333,000	25/02/2026
2	7/32 Maribyrnong Rd MOONEE PONDS 3039	\$1,350,000	05/01/2026
3	37A Bank St ASCOT VALE 3032	\$1,362,000	18/10/2025

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:

11/03/2026 09:07



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Church converted luxurious townhouse

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

December quarter 2025: \$650,000

Comparable Properties



1/32 Maribyrnong Rd MOONEE PONDS 3039 (REI)

3 3 1

Price: \$1,333,000

Method: Private Sale

Date: 25/02/2026

Property Type: Townhouse (Single)

Agent Comments

Converted townhouse, similar size however on the main road.

7/32 Maribyrnong Rd MOONEE PONDS 3039 (REI)

3 2 1

Price: \$1,350,000

Method: Private Sale

Date: 05/01/2026

Property Type: Townhouse (Res)

Agent Comments

converted townhouse at the back of the block slightly smaller than our townhouse.



37A Bank St ASCOT VALE 3032 (REI/VG)

3 2 2

Price: \$1,362,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Townhouse (Res)

Land Size: 230 sqm approx

Agent Comments

Slightly larger however in an inferior position to our townhouse.