

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

3/8 Turner Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$846,000

Property Type

Townhouse

Suburb

Moonee Ponds

Period - From

07/04/2025

to

06/04/2026

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	14/5 Turner St MOONEE PONDS 3039	\$846,000	23/01/2026
2			
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:

07/04/2026 11:05

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3 2 1

Property Type: Townhouse

Agent Comments

8 yr old t/house, lock up garage, free standing, master downstairs

Indicative Selling Price

\$800,000 - \$850,000

Median Townhouse Price

07/04/2025 - 06/04/2026: \$846,000

Comparable Properties



14/5 Turner St MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: \$846,000

Method: Private Sale

Date: 23/01/2026

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Recent sale on the street. Not free standing, inferior condition and single open car space

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.