

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 JOHNSON STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

6/34 PARK STREET MOONEE PONDS VIC 3039	\$545,000	19-Mar-26
3/1 ARDOCH STREET ESSENDON VIC 3040	\$535,000	21-Feb-26
1/31 RALEIGH STREET ESSENDON VIC 3040	\$440,000	21-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 31 March 2026



6/34 PARK STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price

^{RS}

\$545,000

Sold Date

19-Mar-26

Distance

1.58km



3/1 ARDOCH STREET ESSENDON VIC 3040

1 1 1

Sold Price

\$535,000

Sold Date

21-Feb-26

Distance

2.03km



1/31 RALEIGH STREET ESSENDON VIC 3040

1 1 1

Sold Price

\$440,000

Sold Date

21-Jan-26

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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