

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

34 Pattison Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2025 to 30/06/2026 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	8 Curtin Av BRUNSWICK WEST 3055	\$760,000	02/06/2026
2	1 Smith St MOONEE PONDS 3039	\$825,000	27/04/2026
3	7 Smith St MOONEE PONDS 3039	\$779,890	03/04/2026

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:

08/07/2026 09:22

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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending June 2026: \$1,560,000



2 1 2

Rooms: 4

Property Type: House

Agent Comments

Original home offering 2 bed, 1 bath & 2 car. Perfect for those looking to renovate or redevelop STCA.

Comparable Properties



8 Curtin Av BRUNSWICK WEST 3055 (REI)

2 1 1

Price: \$760,000

Method: Private Sale

Date: 02/06/2026

Property Type: House

Agent Comments

Similar size, condition & vintage.



1 Smith St MOONEE PONDS 3039 (REI/VG)

2 1 -

Price: \$825,000

Method: Private Sale

Date: 27/04/2026

Property Type: House (Res)

Land Size: 111 sqm approx

Agent Comments

Smaller property. Superior location.



7 Smith St MOONEE PONDS 3039 (REI/VG)

2 1 -

Price: \$779,890

Method: Private Sale

Date: 03/04/2026

Property Type: House

Land Size: 132 sqm approx

Agent Comments

Smaller property. Superior location.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555