

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

35 Salisbury Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,523,500

Property Type House

Suburb Moonee Ponds

Period - From 03/08/2025

to

02/08/2026

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.~~

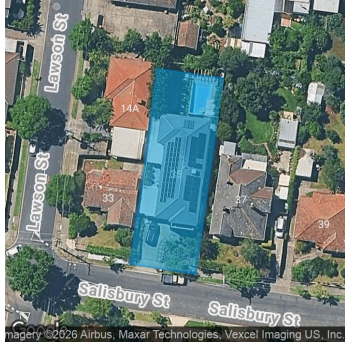
	Address of comparable property	Price	Date of sale
1	64 Ormond Rd ASCOT VALE 3032	\$2,274,000	28/02/2026
2			
3			

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:

03/08/2026 11:19



 4  2  2

Property Type: House

Land Size: 681 sqm approx

Agent Comments

4 bedroom large family home with a pool.

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

03/08/2025 - 02/08/2026: \$1,523,500

Comparable Properties



64 Ormond Rd ASCOT VALE 3032 (REI/VG)

 5  2  3

Price: \$2,274,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 630 sqm approx

Agent Comments

Similar accommodation and style home, in a neighbouring suburb. Without the pool / outdoor area.

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.

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