

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

4/77 Bent Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$890,000

&

\$979,000

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/01/2026

to

31/03/2026

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	3/8 Turner St MOONEE PONDS 3039	\$915,000	05/05/2026
2	1/57 Buckley St MOONEE PONDS 3039	\$890,000	06/12/2025
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:

28/05/2026 14:31

Moe Sayyah

0399899575

0433 978 092

pascoevale@jellisrcraig.com.au

Indicative Selling Price

\$890,000 - \$979,000

Median Unit Price

March quarter 2026: \$675,000



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/8 Turner St MOONEE PONDS 3039 (REI)

 3  2  1

Price: \$915,000

Method: Private Sale

Date: 05/05/2026

Property Type: Townhouse (Single)

Agent Comments

Has one less car space.



1/57 Buckley St MOONEE PONDS 3039 (REI/VG)

 3  2  1

Price: \$890,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)

Agent Comments

Has one less 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.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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