

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 Field Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,370,000

Property Type House

Suburb Moonee Ponds

Period - From 01/04/2026

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	24 Addison St MOONEE PONDS 3039	\$1,670,000	13/07/2026
2	73 Glass St ESSENDON 3040	\$1,695,000	18/04/2026
3	127 The Parade ASCOT VALE 3032	\$1,675,000	18/04/2026

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:

31/08/2026 16:25



 4  3  0

Property Type: House (Res)

Agent Comments

4 Bed family home

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

June quarter 2026: \$1,370,000

Comparable Properties



24 Addison St MOONEE PONDS 3039 (REI/VG)

 4  2  1

Price: \$1,670,000

Method: Private Sale

Date: 13/07/2026

Property Type: House (Res)

Land Size: 540 sqm approx

Agent Comments

Same Suburb, similar accommodation,
similar condition and style



73 Glass St ESSENDON 3040 (REI/VG)

 4  2  3

Price: \$1,695,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 501 sqm approx

Agent Comments

Boarding suburb, similar accomdation,
similar condition



127 The Parade ASCOT VALE 3032 (REI/VG)

 4  2  1

Price: \$1,675,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 383 sqm approx

Agent Comments

Similar condition with similar
accommodation