

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

61 Bowen Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

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	10 Wordsworth St MOONEE PONDS 3039	\$1,385,000	18/06/2026
2	6 Lethbridge St MOONEE PONDS 3039	\$1,325,000	08/05/2026
3	36 Scotia St MOONEE PONDS 3039	\$1,360,000	05/05/2026

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:

19/08/2026 17:23

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2026: \$1,370,000



4
 2

Property Type: House (Res)**Agent Comments**

Three bedroom, one bathroom property, plus a studio and additional bathroom. No ROW or car space.

Comparable Properties

**10 Wordsworth St MOONEE PONDS 3039 (REI/VG)**

3
 1
 2

Price: \$1,385,000**Method:** Sold Before Auction**Date:** 18/06/2026**Property Type:** House**Land Size:** 323 sqm approx**Agent Comments**

Within 2km and sold within 6 months of the comp property. Larger land content. Similar accommodation.

**6 Lethbridge St MOONEE PONDS 3039 (REI/VG)**

3
 2
 1

Price: \$1,325,000**Method:** Sold Before Auction**Date:** 08/05/2026**Property Type:** House (Res)**Land Size:** 247 sqm approx**Agent Comments**

Both properties are ideally located as they're close to local amenities. Similar internal finishes. Slightly smaller land content.

**36 Scotia St MOONEE PONDS 3039 (REI/VG)**

3
 2
 1

Price: \$1,360,000**Method:** Private Sale**Date:** 05/05/2026**Property Type:** House**Land Size:** 435 sqm approx**Agent Comments**

Both properties have a similar external/internal look. Both host similar accommodation internally. Inferior location for most as on a busier strip of road. Slightly larger land content.

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