

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

68 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Moonee Ponds

Period - From 01/04/2025

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	2 Elizabeth St MOONEE PONDS 3039	\$1,240,000	30/03/2026
2	76 Maribyrnong Rd MOONEE PONDS 3039	\$1,100,000	20/02/2026
3	264 Ascot Vale Rd ASCOT VALE 3032	\$1,120,000	14/02/2026

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:

13/05/2026 14:47



3 2 2

Property Type: House (Res)

Land Size: 294 sqm approx

Agent Comments

Single level 3 bedroom home.

Comparable Properties



2 Elizabeth St MOONEE PONDS 3039 (REI)

3 1 -

Price: \$1,240,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Agent Comments

Comparable structure, lacking second bathroom and car space



76 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

3 2 3

Price: \$1,100,000

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 497 sqm approx

Agent Comments

Larger land size, same road



264 Ascot Vale Rd ASCOT VALE 3032 (REI/VG)

3 1 1

Price: \$1,120,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 261 sqm approx

Agent Comments

Main road, similar bedrooms lacking second car park and bathroom