

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

7 Davies Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,555,000

Property Type House

Suburb Moonee Ponds

Period - From 10/07/2025

to

09/07/2026

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	9 Newton Pde MOONEE PONDS 3039	\$967,500	15/06/2026
2	121 Princes St FLEMINGTON 3031	\$1,047,500	23/05/2026
3	2 The Parade ASCOT VALE 3032	\$1,060,000	21/04/2026

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:

10/07/2026 10:05

7 Davies Street, Moonee Ponds Vic 3039

Lisa Roberts
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3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 222 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
10/07/2025 - 09/07/2026: \$1,555,000

Comparable Properties



9 Newton Pde MOONEE PONDS 3039 (REI)

Agent Comments

2 1 -

Price: \$967,500
Method: Private Sale
Date: 15/06/2026
Rooms: 4
Property Type: House (Res)
Land Size: 133 sqm approx



121 Princes St FLEMINGTON 3031 (REI/VG)

Agent Comments

2 1 -

Price: \$1,047,500
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 211 sqm approx



2 The Parade ASCOT VALE 3032 (REI/VG)

Agent Comments

2 1 1

Price: \$1,060,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 200 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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