Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	7 Trinafour Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,490,000	Pro	perty Type	House		Suburb	Moonee Ponds
Period - From	01/01/2025	to	31/03/2025		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

1	1 Murray St MOONEE PONDS 3039	\$1,470,000	12/04/2025
2	32 Salisbury St MOONEE PONDS 3039	\$1,365,000	17/03/2025
3	33 Robinson St MOONEE PONDS 3039	\$1,440,000	16/12/2024

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:	30/05/2025 12:34



Date of sale



John Morello 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2025: \$1,490,000



2 (2) 2

Property Type: House Agent Comments

4 bed, 2 bath, 2 car house - cosmetic renovation

Comparable Properties



1 Murray St MOONEE PONDS 3039 (REI)

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3

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a 1

Price: \$1,470,000 Method: Auction Sale Date: 12/04/2025 Property Type: House **Agent Comments**

Same accomodation, one less car space, rear laneway access, older condition, smaller land



32 Salisbury St MOONEE PONDS 3039 (REI/VG)

3





Price: \$1,365,000

Method: Sold Before Auction

Date: 17/03/2025

Property Type: House (Res) **Land Size:** 316 sqm approx

Agent Comments

Same accomodation, one less car space, similar condition, close

proximity



33 Robinson St MOONEE PONDS 3039 (REI/VG)

3

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3 2

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Agent Comments

Same accomodation, close proximity, similar condition

Price: \$1,440,000 Method: Private Sale Date: 16/12/2024 Property Type: House Land Size: 408 sqm approx

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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