

# 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 Trinafour Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,490,000

Property 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	Price	Date of sale
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



**Property Type:** House

**Agent Comments**

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

## Comparable Properties



**1 Murray St MOONEE PONDS 3039 (REI)**



**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)**



**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)**



**Price:** \$1,440,000

**Method:** Private Sale

**Date:** 16/12/2024

**Property Type:** House

**Land Size:** 408 sqm approx

**Agent Comments**

Same accomodation, close proximity, similar condition