

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

708/10 YOUNG STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

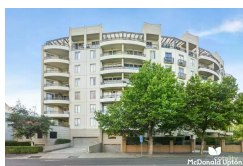
Date of sale

605/701 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$780,000	01-Aug-26
405/32 THOMAS STREET MOONEE PONDS VIC 3039	\$780,000	16-Jun-26
803/10 YOUNG STREET MOONEE PONDS VIC 3039	\$730,000	06-May-26

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 6 months.~~

This Statement of Information was prepared on: 12 August 2026



**605/701 MT ALEXANDER ROAD
MOONEE PONDS VIC 3039**

 2  2  1

Sold Price

^{RS}

\$780,000

Sold Date

01-Aug-26

Distance

0.36km



**405/32 THOMAS STREET MOONEE
PONDS VIC 3039**

 2  2  1

Sold Price

\$780,000

Sold Date

16-Jun-26

Distance

0.58km



**803/10 YOUNG STREET MOONEE
PONDS VIC 3039**

 2  1  1

Sold Price

\$730,000

Sold Date

06-May-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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