

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

82 Argyle Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/01/2026

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	44 Margaret St MOONEE PONDS 3039	\$1,330,000	20/02/2026
2	79 Roseberry St ASCOT VALE 3032	\$1,200,000	21/01/2026
3	136 Eglinton St MOONEE PONDS 3039	\$1,223,000	06/12/2025

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:

08/04/2026 21:04

Adam Hicks

8378 0500

0438 066 259

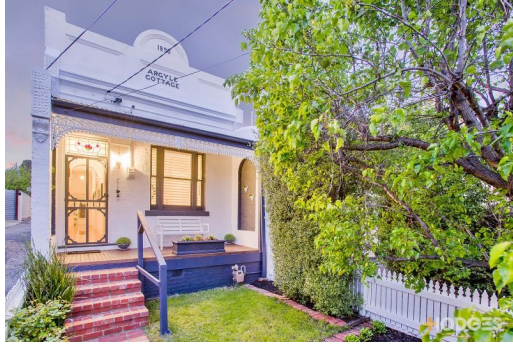
adamhicks@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2026: \$1,565,000



3 1 2

Property Type: House

Land Size: 329 sqm approx

Agent Comments

Three bedroom house, one bathroom and off street parking for two cars.

Comparable Properties



44 Margaret St MOONEE PONDS 3039 (REI)

3 1 2

Price: \$1,330,000

Method: Private Sale

Date: 20/02/2026

Property Type: House

Agent Comments

Similar accommodation and location.



79 Roseberry St ASCOT VALE 3032 (VG)

3 - -

Price: \$1,200,000

Method: Sale

Date: 21/01/2026

Property Type: House (Res)

Land Size: 278 sqm approx

Agent Comments

Similar accommodation and condition (no off street carparking)



136 Eglinton St MOONEE PONDS 3039 (REI/VG)

3 1 1

Price: \$1,223,000

Method: Private Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 405 sqm approx

Agent Comments

Similar accommodation (one more carspace) and location.

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