

# 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

86B BENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,575,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Jul 2025

to

30 Jun 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

|                                                  |             |           |
|--------------------------------------------------|-------------|-----------|
| 95A WILSON STREET MOONEE PONDS VIC 3039          | \$1,200,000 | 10-Nov-25 |
| 2/65 WILSON STREET MOONEE PONDS VIC 3039         | \$1,200,000 | 09-Apr-26 |
| 21A CARRINGTON STREET PASCOE VALE SOUTH VIC 3044 | \$1,207,000 | 09-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: 09 July 2026



**95A WILSON STREET MOONEE PONDS VIC 3039**

 3  2  2

Sold Price

**\$1,200,000**

Sold Date **10-Nov-25**

Distance

**0.28km**



**2/65 WILSON STREET MOONEE PONDS VIC 3039**

 3  2  1

Sold Price

Sold Date **09-Apr-26**

Distance

**0.16km**



**21A CARRINGTON STREET PASCOE VALE SOUTH VIC 3044**

 3  3  1

Sold Price

**\$1,207,000**

Sold Date **09-May-26**

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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