

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

7/122 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/04/2025

to

30/06/2025

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	19/78-80 Argyle St MOONEE PONDS 3039	\$317,000	28/04/2025
2	19/51 Buckley St MOONEE PONDS 3039	\$310,000	17/03/2025
3	4/15 Moore St MOONEE PONDS 3039	\$319,000	21/02/2025

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:

18/08/2025 10:40



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
June quarter 2025: \$570,000

Comparable Properties



19/78-80 Argyle St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$317,000
Method: Private Sale
Date: 28/04/2025
Property Type: House



19/51 Buckley St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 17/03/2025
Rooms: 2
Property Type: Flat



4/15 Moore St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$319,000
Method: Private Sale
Date: 21/02/2025
Rooms: 2
Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788