

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

23/122 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$430,000

&

\$473,000

Median sale price

Median price

\$554,750

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/10/2024

to

30/09/2025

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.

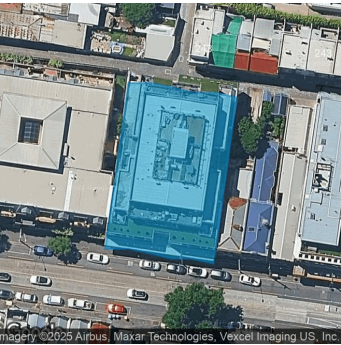
	Address of comparable property	Price	Date of sale
1	506/341 Ascot Vale Rd MOONEE PONDS 3039	\$470,000	22/10/2025
2	403/525 Mt Alexander Rd MOONEE PONDS 3039	\$470,000	17/07/2025
3	24/17 Ascot Vale Rd FLEMINGTON 3031	\$465,000	22/05/2025

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:

28/10/2025 12:41



Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$473,000
Median Unit Price
Year ending September 2025: \$554,750

Comparable Properties



506/341 Ascot Vale Rd MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 22/10/2025
Property Type: Apartment



403/525 Mt Alexander Rd MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 17/07/2025
Property Type: Apartment



24/17 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

Agent Comments



Price: \$465,000
Method: Auction Sale
Date: 22/05/2025
Property Type: Unit

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