#### 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	23/122 Maribyrnong Road, Moonee Ponds Vic 3039
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$430,000 & \$473,000	Range between	\$430,000	&	\$473,000
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#### Median sale price

Median price	\$554,750	Pro	perty Type	Jnit		Suburb	Moonee Ponds
Period - From	01/10/2024	to	30/09/2025	s	ource	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

Add	dress 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 comparableproperties 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









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)

Price: \$470.000 Method: Private Sale Date: 22/10/2025

Property Type: Apartment

**Agent Comments** 



403/525 Mt Alexander Rd MOONEE PONDS 3039

(REI/VG)

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

Property Type: Apartment

Agent Comments



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

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

**Agent Comments** 

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





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