

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 402/19 Moore Street, Moonee Ponds Vic 3039
Including suburb and postcode

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Moonee Ponds
Period - From 28/01/2025 to 27/01/2026 Source Property Data

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 23/122 Maribyrnong Rd MOONEE PONDS 3039	\$466,320	03/12/2025
2 105/19 Moore St MOONEE PONDS 3039	\$460,000	03/09/2025
3 2/36 Maribyrnong Rd MOONEE PONDS 3039	\$460,000	25/08/2025

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:

28/01/2026 11:11

**Rooms:** 4**Property Type:** Apartment**Agent Comments****Indicative Selling Price**

\$460,000

Median Unit Price

28/01/2025 - 27/01/2026: \$575,000

Comparable Properties

**23/122 Maribyrnong Rd MOONEE PONDS 3039 (REI)****Price:** \$466,320**Method:** Private Sale**Date:** 03/12/2025**Property Type:** Apartment**Agent Comments****105/19 Moore St MOONEE PONDS 3039 (REI)****Price:** \$460,000**Method:** Private Sale**Date:** 03/09/2025**Property Type:** Apartment**Agent Comments****2/36 Maribyrnong Rd MOONEE PONDS 3039 (REI)****Price:** \$460,000**Method:** Private Sale**Date:** 25/08/2025**Property Type:** Unit**Agent Comments****Account - Biggin & Scott | P: 03 9317 5577**