

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 33 Thomas Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$2,600,000 & \$2,860,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Moonee Ponds

Period - From 02/03/2025 to 01/03/2026 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	57 Mcpherson St MOONEE PONDS 3039	\$2,750,000	28/10/2025
2	8 Trinafour St MOONEE PONDS 3039	\$2,750,000	17/10/2025
3	17 Severn St MOONEE PONDS 3039	\$2,600,000	05/09/2025

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: 02/03/2026 14:47



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 531 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,860,000
Median House Price
02/03/2025 - 01/03/2026: \$1,550,000

Comparable Properties



57 Mcpherson St MOONEE PONDS 3039 (REI)

Agent Comments

4 3 2

Price: \$2,750,000
Method: Private Sale
Date: 28/10/2025
Rooms: 7
Property Type: House (Res)
Land Size: 402 sqm approx



8 Trinafour St MOONEE PONDS 3039 (REI)

Agent Comments

4 3 4

Price: \$2,750,000
Method: Private Sale
Date: 17/10/2025
Property Type: House (Res)



17 Severn St MOONEE PONDS 3039 (REI)

Agent Comments

3 2 3

Price: \$2,600,000
Method: Private Sale
Date: 05/09/2025
Property Type: House

Account - Biggin & Scott | P: 03 9317 5577