

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 277 Ascot Vale Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Moonee Ponds

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

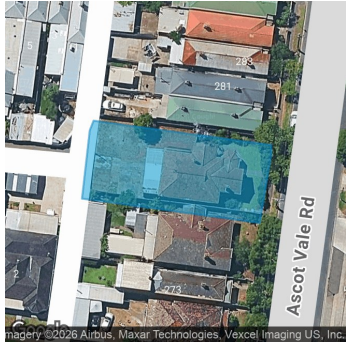
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	198 Maribyrnong Rd MOONEE PONDS 3039	\$1,740,000	11/03/2026
2	129 Tennyson St ESSENDON 3040	\$1,725,000	10/02/2026
3	4 Pattison St MOONEE PONDS 3039	\$1,800,000	17/11/2025

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: 15/04/2026 14:46



Property Type: House
Land Size: 717 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 Year ending March 2026: \$1,600,000

Comparable Properties



198 Maribyrnong Rd MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,740,000
Method: Sold Before Auction
Date: 11/03/2026
Property Type: House (Res)



129 Tennyson St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,725,000
Method: Private Sale
Date: 10/02/2026
Property Type: House
Land Size: 627 sqm approx



4 Pattison St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 17/11/2025
Property Type: House

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