

# 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

1314/40 Hall Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Moonee Ponds

Period - From 21/04/2025

to 20/04/2026

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	110/9 Shuter St MOONEE PONDS 3039	\$438,000	30/03/2026
2	605/7 Aspen St MOONEE PONDS 3039	\$450,000	12/02/2026
3	204/19 Moore St MOONEE PONDS 3039	\$455,000	16/12/2025

**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:

21/04/2026 13:46



1   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000

**Median Unit Price**

21/04/2025 - 20/04/2026: \$600,000

## Comparable Properties



**110/9 Shuter St MOONEE PONDS 3039 (REI)**

Agent Comments

1   1   1

**Price:** \$438,000

**Method:** Private Sale

**Date:** 30/03/2026

**Property Type:** Apartment



**605/7 Aspen St MOONEE PONDS 3039 (REI)**

Agent Comments

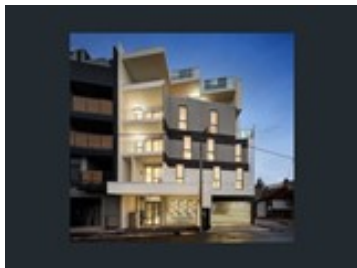
1   1   1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 12/02/2026

**Property Type:** Apartment



**204/19 Moore St MOONEE PONDS 3039 (REI)**

Agent Comments

2   2   1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** Apartment

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