

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

4 Hopetoun Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$1,482,500

Property Type

House

Suburb

Moonee Ponds

Period - From

06/10/2024

to

05/10/2025

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	27 Dickens St MOONEE PONDS 3039	\$2,300,000	08/06/2025
2	5 Hudson St MOONEE PONDS 3039	\$2,230,000	31/05/2025
3	276 Ascot Vale Rd ASCOT VALE 3032	\$2,200,000	26/05/2025

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:

06/10/2025 14:06



5 3

Property Type: House
Land Size: 353 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000
Median House Price
06/10/2024 - 05/10/2025: \$1,482,500

Comparable Properties



27 Dickens St MOONEE PONDS 3039 (REI)

Agent Comments

4 2 2

Price: \$2,300,000
Method: Private Sale
Date: 08/06/2025
Property Type: House
Land Size: 404 sqm approx



5 Hudson St MOONEE PONDS 3039 (REI)

Agent Comments

4 3 1

Price: \$2,230,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)



276 Ascot Vale Rd ASCOT VALE 3032 (REI)

Agent Comments

3 2 4

Price: \$2,200,000
Method: Private Sale
Date: 26/05/2025
Property Type: House