

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

604/51 HOMER STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

518/51 HOMER STREET MOONEE PONDS VIC 3039	\$515,000	11-Aug-26
704/51 HOMER STREET MOONEE PONDS VIC 3039	\$520,000	27-Jul-26
711/51 HOMER STREET MOONEE PONDS VIC 3039	\$526,000	23-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 22 September 2026



YORKSHIRE
PROPERTY

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**518/51 HOMER STREET MOONEE
PONDS VIC 3039**

Sold Price

^{RS}

\$515,000

Sold Date

11-Aug-26

2

1

-

Distance

0km



**704/51 HOMER STREET MOONEE
PONDS VIC 3039**

Sold Price

^{RS}

\$520,000

Sold Date

27-Jul-26

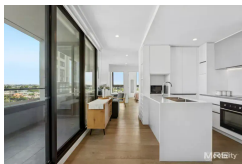
2

1

1

Distance

0km



**711/51 HOMER STREET MOONEE
PONDS VIC 3039**

Sold Price

\$526,000

Sold Date

23-Apr-26

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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