

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

209/333 ASCOT VALE ROAD 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2024

to

30 Sep 2025

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

105/10 SHUTER STREET MOONEE PONDS VIC 3039	\$386,500	04-Sep-25
203/10 SHUTER STREET MOONEE PONDS VIC 3039	\$370,000	30-Apr-25
704/40 HALL STREET MOONEE PONDS VIC 3039	\$350,000	20-Jun-25

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: 07 October 2025


105/10 SHUTER STREET MOONEE PONDS VIC 3039

Sold Price

^{RS}
\$386,500

Sold Date

04-Sep-25
 1
 1
 -

Distance

0.3km

203/10 SHUTER STREET MOONEE PONDS VIC 3039

Sold Price

\$370,000

Sold Date

30-Apr-25
 1
 1
 -

Distance

0.3km

704/40 HALL STREET MOONEE PONDS VIC 3039

Sold Price

\$350,000

Sold Date

20-Jun-25
 1
 1
 -

Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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