

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 39a Taylor Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$840,000 Property Type Townhouse Suburb Moonee Ponds

Period - From 30/01/2025 to 29/01/2026 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	5/24 Park St MOONEE PONDS 3039	\$780,000	28/11/2025
2	23/63 Buckley St MOONEE PONDS 3039	\$760,000	07/11/2025
3	26/63 Buckley St MOONEE PONDS 3039	\$760,000	31/10/2025

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: 30/01/2026 12:42

Joe Vicino
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2 2 1

Property Type: Townhouse

Agent Comments

2 Bedroom 2 bathroom townhouse with reverse living.

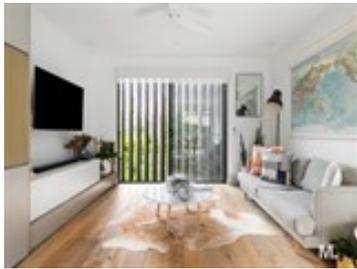
Indicative Selling Price

\$750,000 - \$790,000

Median Townhouse Price

30/01/2025 - 29/01/2026: \$840,000

Comparable Properties



5/24 Park St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: \$780,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: Townhouse (Res)

Agent Comments

Similar accommodation in the same type of location.



23/63 Buckley St MOONEE PONDS 3039 (REI)

2 2 1

Price: \$760,000

Method: Private Sale

Date: 07/11/2025

Property Type: Townhouse (Single)

Agent Comments

Same accommodation in the same type of location, both properties being reverse living.

26/63 Buckley St MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: \$760,000

Method: Sold Before Auction

Date: 31/10/2025

Property Type: Townhouse (Res)

Agent Comments

Same accommodation in the same type of location, both properties being reverse living.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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