

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 Lethbridge Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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	32 Bloomfield Rd ASCOT VALE 3032	\$1,210,000	13/12/2025
2	55 North St ASCOT VALE 3032	\$1,120,000	22/10/2025
3	15 Severn St MOONEE PONDS 3039	\$1,210,000	16/08/2025

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:

03/02/2026 14:10



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
Year ending December 2025: \$1,600,000

Comparable Properties



32 Bloomfield Rd ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 181 sqm approx



55 North St ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$1,120,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: House (Res)
Land Size: 204 sqm approx



15 Severn St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 212 sqm approx