

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

47 Argyle Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$2,150,000 & \$2,350,000

Median sale price

Median price \$1,675,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2025 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	80 South St ASCOT VALE 3032	\$2,225,000	28/11/2025
2	11 Hudson St MOONEE PONDS 3039	\$2,350,000	13/11/2025
3			

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:

04/03/2026 13:26



 4  2  2

Property Type: House (Res)

Land Size: 344 sqm approx

Agent Comments

Indicative Selling Price

\$2,150,000 - \$2,350,000

Median House Price

December quarter 2025: \$1,675,000

Comparable Properties



80 South St ASCOT VALE 3032 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,225,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: House (Res)

Land Size: 303 sqm approx



11 Hudson St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,350,000

Method: Private Sale

Date: 13/11/2025

Rooms: 7

Property Type: House (Res)

Land Size: 387 sqm approx

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.

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