

# 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

28 Byron Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,350,000 & \$3,475,000

### Median sale price

Median price \$1,600,000 Property Type House Suburb Moonee Ponds

Period - From 01/04/2025 to 31/03/2026 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	113 Park St MOONEE PONDS 3039	\$2,850,000	11/03/2026
2	30 Raleigh St ESSENDON 3040	\$3,220,000	31/12/2025
3	17 Walker St MOONEE PONDS 3039	\$3,310,000	22/10/2025

**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:

14/04/2026 15:53

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**Indicative Selling Price**

\$3,350,000 - \$3,475,000

**Median House Price**

Year ending March 2026: \$1,600,000



4   3   2

**Rooms:** 6

**Property Type:** House

**Land Size:** 604 sqm approx

**Agent Comments**

Renovated period home offering 4 bed + study, 3 bath, pool & double garage.

## Comparable Properties



**113 Park St MOONEE PONDS 3039 (REI)**

4   2   2

**Price:** \$2,850,000

**Method:** Private Sale

**Date:** 11/03/2026

**Property Type:** House

**Land Size:** 557 sqm approx

**Agent Comments**

Smaller land and older renovation. 1 less bath & no garage or pool.



**30 Raleigh St ESSENDON 3040 (REI)**

4   2   8

**Price:** \$3,220,000

**Method:** Private Sale

**Date:** 31/12/2025

**Property Type:** House

**Land Size:** 708 sqm approx

**Agent Comments**

Larger block with an older renovation. 1 less bath.



**17 Walker St MOONEE PONDS 3039 (REI/VG)**

4   2   4

**Price:** \$3,310,000

**Method:** Auction Sale

**Date:** 22/10/2025

**Property Type:** House (Res)

**Land Size:** 581 sqm approx

**Agent Comments**

Set over 2 levels with 1 less bath. Slightly smaller block.

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