

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$875,000 Property Type Townhouse Suburb Moonee Ponds

Period - From 04/03/2025 to 03/03/2026 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	9/67-69 Eglinton St MOONEE PONDS 3039	\$700,000	14/02/2026
2	23/63 Buckley St MOONEE PONDS 3039	\$760,000	07/11/2025
3	28 Lethbridge St MOONEE PONDS 3039	\$740,000	06/11/2025

**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: 04/03/2026 09:21

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 2    2    1

**Property Type:** Townhouse

**Agent Comments**

2 Bedroom townhouse with reverse living

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Townhouse Price**  
04/03/2025 - 03/03/2026: \$875,000

## Comparable Properties



**9/67-69 Eglinton St MOONEE PONDS 3039 (REI)**

 2    1    1

**Price:** \$700,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** Townhouse (Res)

**Agent Comments**

Similar condition with similar accommodation.



**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**

Similar condition with the same accommodation. In a very similar location



**28 Lethbridge St MOONEE PONDS 3039 (VG)**

 2    -    -

**Price:** \$740,000

**Method:** Sale

**Date:** 06/11/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**

Similar condition with the same accommodation.

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



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