

## 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  
73A ARGYLE STREET MOONEE PONDS VIC 3039

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price  or range between  \$850,000 &  \$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \$585,000 Property type  Unit Suburb  Moonee Ponds  
Period-from  01 Jan 2025 to  31 Dec 2025 Source  Cotality

### 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 6 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
13 NEWSOM STREET ASCOT VALE VIC 3032	\$875,000	14-Feb-25
3/8 WALTER STREET ASCOT VALE VIC 3032	\$895,000	24-May-25
3/5 FLOWER STREET ESSENDON VIC 3040	\$900,000	07-Apr-25

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 6 months.

This Statement of Information was prepared on: 15 January 2026



**13 NEWSOM STREET ASCOT VALE** Sold Price  
VIC 3032

 2  2  1

**\$875,000** Sold Date **14-Feb-25**

Distance **0.98km**



**3/8 WALTER STREET ASCOT VALE** Sold Price  
VIC 3032

 2  2  1

**\$895,000** Sold Date **24-May-25**

Distance **0.67km**



**3/5 FLOWER STREET ESSENDON** Sold Price  
VIC 3040

 2  2  1

**\$900,000** Sold Date **07-Apr-25**

Distance **1.28km**

**RS** = Recent sale **UN** = Undisclosed Sale

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