

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

1 Darling Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price \$3,099,000

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	26 Brunel St ABERFELDIE 3040	\$3,100,000	21/11/2025
2	37 Flower St ESSENDON 3040	\$3,130,000	08/11/2025
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 15:52

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 4  3  3

Property Type: House
Land Size: 470 sqm approx
Agent Comments

Indicative Selling Price
\$3,099,000
Median House Price
Year ending March 2026: \$1,600,000

Comparable Properties



26 Brunel St ABERFELDIE 3040 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,100,000
Method: Private Sale
Date: 21/11/2025
Property Type: House



37 Flower St ESSENDON 3040 (REI/VG)

Agent Comments

 4  4  2

Price: \$3,130,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 506 sqm approx



17 Walker St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 4  2  4

Price: \$3,310,000
Method: Auction Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 581 sqm approx

Account - Whitefox Real Estate | P: 96459699



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