

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

1/5 Kipling Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$860,500 Property Type Townhouse Suburb Moonee Ponds

Period - From 24/03/2025 to 23/03/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

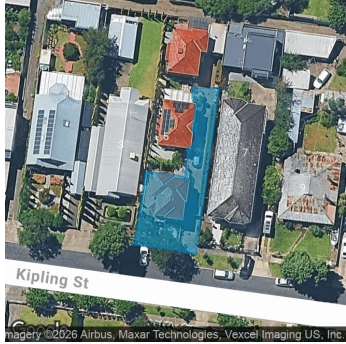
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/42 Middle St ASCOT VALE 3032	\$877,000	21/02/2026
2	1 Sturdee St ASCOT VALE 3032	\$955,000	02/02/2026
3	193a Ascot Vale Rd ASCOT VALE 3032	\$860,000	31/01/2026

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: 24/03/2026 15:36



Property Type: Strata Unit/Flat

Agent Comments

Front facing with courtyard and balcony.

Comparable Properties



5/42 Middle St ASCOT VALE 3032 (REI)



Agent Comments

Similar vintage. Lacking 2nd car space.
Inferior outdoor area.

Price: \$877,000

Method: Sold Before Auction

Date: 21/02/2026

Property Type: Townhouse (Res)



1 Sturdee St ASCOT VALE 3032 (REI/VG)



Agent Comments

Inferior location. Superior land size.
Overall a larger home.

Price: \$955,000

Method: Private Sale

Date: 02/02/2026

Property Type: House (Res)

Land Size: 370 sqm approx



193a Ascot Vale Rd ASCOT VALE 3032 (REI/VG)



Agent Comments

Comparable accommodation. Inferior
location.

Price: \$860,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 183 sqm approx