

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

33 Maple Walk, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$841,000

Property Type Townhouse

Suburb Moonee Ponds

Period - From 11/02/2025

to

10/02/2026

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	3/399-401 Albion St BRUNSWICK WEST 3055	\$956,000	17/10/2025
2	37 Maple Wik MOONEE PONDS 3039	\$1,020,000	08/09/2025
3			

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:

11/02/2026 13:43



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
11/02/2025 - 10/02/2026: \$841,000

Comparable Properties



3/399-401 Albion St BRUNSWICK WEST 3055 (REI)

Agent Comments

3 2 1

Price: \$956,000
Method: Private Sale
Date: 17/10/2025
Property Type: Townhouse (Res)



37 Maple Wlk MOONEE PONDS 3039 (REI/VG)

Agent Comments

3 2 2

Price: \$1,020,000
Method: Sold Before Auction
Date: 08/09/2025
Property Type: House (Res)
Land Size: 4144 sqm approx

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.