

# 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

22 Park 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 \$2,300,000 & \$2,530,000

### Median sale price

Median price \$1,675,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2025 to 31/12/2025 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	90 Park St MOONEE PONDS 3039	\$2,110,000	29/11/2025
2	93 Park St MOONEE PONDS 3039	\$2,300,000	04/11/2025
3	39 Park St MOONEE PONDS 3039	\$2,350,000	18/10/2025

**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:

02/02/2026 13:08



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**Property Type:** House  
**Land Size:** 697 sqm sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,300,000 - \$2,530,000  
**Median House Price**  
 December quarter 2025: \$1,675,000

## Comparable Properties



90 Park St MOONEE PONDS 3039 (REI/VG)

Agent Comments

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**Price:** \$2,110,000  
**Method:** Private Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 357 sqm approx



93 Park St MOONEE PONDS 3039 (REI/VG)

Agent Comments

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**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 04/11/2025  
**Property Type:** House  
**Land Size:** 490 sqm approx



39 Park St MOONEE PONDS 3039 (REI)

Agent Comments

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**Price:** \$2,350,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 800 sqm approx

Account - RT Edgar | P: 03 9826 1000