

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 26 Pattison Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,590,000 & \$1,690,000

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	52 South St ASCOT VALE 3032	\$1,620,000	06/12/2025
2	117 Vine St MOONEE PONDS 3039	\$1,785,000	30/11/2025
3	93 Fenton St ASCOT VALE 3032	\$1,625,000	29/11/2025

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 16:28

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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,590,000 - \$1,690,000

Median House Price

December quarter 2025: \$1,675,000

Comparable Properties



52 South St ASCOT VALE 3032 (REI)

Agent Comments

3 2 1

Price: \$1,620,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)



117 Vine St MOONEE PONDS 3039 (REI)

Agent Comments

3 2 1

Price: \$1,785,000

Method: Private Sale

Date: 30/11/2025

Property Type: House (Res)



93 Fenton St ASCOT VALE 3032 (REI)

Agent Comments

4 1 3

Price: \$1,625,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 627 sqm approx

Account - Whitefox Real Estate | P: 96459699



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