

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

1602/40 HALL STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

1712/51 HOMER STREET MOONEE PONDS VIC 3039	\$428,000	17-Sep-25
2/16 HOLMES ROAD MOONEE PONDS VIC 3039	\$425,000	31-Oct-25
1209/40 HALL STREET MOONEE PONDS VIC 3039	\$440,000	10-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 03 March 2026


**1712/51 HOMER STREET MOONEE
PONDS VIC 3039**

Sold Price

\$428,000

Sold Date

17-Sep-25
 1

 1

 1

Distance

0km

**2/16 HOLMES ROAD MOONEE
PONDS VIC 3039**

Sold Price

\$425,000

Sold Date

31-Oct-25
 1

 1

 1

Distance

0.24km

**1209/40 HALL STREET MOONEE
PONDS VIC 3039**

Sold Price

\$440,000

Sold Date

10-Oct-25
 1

 1

 1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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