

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

1/84A MARIBYRNONG ROAD 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 May 2025

to

30 Apr 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

10/128 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$546,000	04-Dec-25
27/128 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$525,000	16-May-25
6/9 MILTON STREET ASCOT VALE VIC 3032	\$545,000	24-Dec-24

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: 06 May 2026



**10/128 MARIBYRNONG ROAD
MOONEE PONDS VIC 3039**

 2  1  1

Sold Price **\$546,000** Sold Date **04-Dec-25**

Distance **0.31km**



**27/128 MARIBYRNONG ROAD
MOONEE PONDS VIC 3039**

 2  1  1

Sold Price **\$525,000** Sold Date **16-May-25**

Distance **0.31km**



**6/9 MILTON STREET ASCOT VALE
VIC 3032**

 2  1  1

Sold Price **\$545,000** Sold Date **24-Dec-24**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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