

# 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 4 Lethbridge 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 \$1,000,000 & \$1,100,000

### 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	16 Maribyrnong Rd MOONEE PONDS 3039	\$1,078,000	05/12/2025
2	10 Grandison St MOONEE PONDS 3039	\$1,000,000	21/10/2025
3	34 Hutcheson St MOONEE PONDS 3039	\$1,120,000	10/09/2025

**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: 25/02/2026 10:44



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**Property Type:** House  
**Land Size:** 246.56 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 December quarter 2025: \$1,675,000

## Comparable Properties



**16 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)**

Agent Comments

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**Price:** \$1,078,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** House (Res)  
**Land Size:** 281 sqm approx



**10 Grandison St MOONEE PONDS 3039 (VG)**

Agent Comments

2 - -

**Price:** \$1,000,000  
**Method:** Sale  
**Date:** 21/10/2025  
**Property Type:** House (Res)  
**Land Size:** 298 sqm approx



**34 Hutcheson St MOONEE PONDS 3039 (REI/VG)**

Agent Comments

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**Price:** \$1,120,000  
**Method:** Sold Before Auction  
**Date:** 10/09/2025  
**Property Type:** House (Res)  
**Land Size:** 179 sqm approx

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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