

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	24/15 Moore Street, Moonee Ponds, Vic 3039
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Indicative selling price

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

range between \$410,000

&

\$430,000

Median sale price

Median price	\$582,500	Property type	Unit	Suburb	Moonee Ponds
Period - From	01/02/2025	to	31/01/2026	Source	 PropTrack

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
108/9 Shuter Street, Moonee Ponds, VIC 3039	\$451,000	05/11/2025
1414/40 Hall Street, Moonee Ponds, VIC 3039	\$431,000	14/08/2025
1712/51 Homer Street, Moonee Ponds, VIC 3039	\$428,000	17/09/2025

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: 12/02/2026