

## 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

1A HUDSON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,000

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

1B HUDSON STREET MOONEE PONDS VIC 3039	\$1,370,000	20-Apr-26
1503/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$1,250,000	23-Feb-26
7/1 ARDMILLAN ROAD MOONEE PONDS VIC 3039	\$1,350,000	03-Feb-26

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.~~

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**1B HUDSON STREET MOONEE PONDS VIC 3039**

 4  2  2

Sold Price <sup>RS</sup> **\$1,370,000** <sup>UN</sup> Sold Date **20-Apr-26**

Distance **0.01km**



**1503/15 EVERAGE STREET MOONEE PONDS VIC 3039**

 3  2  2

Sold Price **\$1,250,000** Sold Date **23-Feb-26**

Distance **0.97km**



**7/1 ARDMILLAN ROAD MOONEE PONDS VIC 3039**

 3  3  2

Sold Price **\$1,350,000** Sold Date **03-Feb-26**

Distance **0.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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