

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

73 SCOTT 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

\$2,250,000

&

\$24,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,512,500

Property type

House

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

9 LINCOLN ROAD ESSENDON VIC 3040	\$2,300,000	28-Apr-26
6 ELDER PARADE ESSENDON VIC 3040	\$2,552,000	28-Mar-26
6 KNIGHT STREET ABERFELDIE VIC 3040	\$2,375,000	21-Mar-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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9 LINCOLN ROAD ESSENDON VIC 3040 Sold Price ^{RS} **\$2,300,000** ^{UN} Sold Date **28-Apr-26**
 Distance **0.85km**
 4 beds 3 bathrooms 2 cars



6 ELDER PARADE ESSENDON VIC 3040 Sold Price ^{RS} **\$2,552,000** Sold Date **28-Mar-26**
 Distance **0.85km**
 4 beds 2 bathrooms 1 car



6 KNIGHT STREET ABERFELDIE VIC 3040 Sold Price **\$2,375,000** Sold Date **21-Mar-26**
 Distance **1km**
 4 beds 3 bathrooms 1 car

RS = Recent sale UN = Undisclosed Sale

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