



PROPERTY PRICE STATEMENT • Statement of Information

Date prepared: 01/10/2026

Single residential property located in the Melbourne metropolitan area • Section 47AF of the Estate Agents Act 1980

Property Offered for Sale

Address: 1012/40 Hall Street, Moonee Ponds VIC 3039

Key Features of the Property

Building Type	Bedrooms	Bathrooms	Car Spaces	Internal Space
Apartment / Unit	2	1	1	approx. 68 m ²

Indicative Selling Price

Price Range: Between **\$450,000** and **\$470,000**

Meaning of indicative price:
consumer.vic.gov.au/underquoting

Median Sale Price

Median Price	Property Type	Suburb	Period Covered	Data Source
\$530,000	Unit / Apartment	Moonee Ponds	Oct 2025 to Sept 2026	realestate.com.au

Comparable Property Sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

Comparable Property Address	Sale Price	Date of Sale	Key Features
1105/40 Hall St, Moonee Ponds VIC 3039	\$468,000	14/08/2026	2 Bm, 1 Ba, 1 C, ~68m ²
703/15 Homer St, Moonee Ponds VIC 3039	\$455,000	28/07/2026	2 Bm, 1 Ba, 1 C, ~65m ²
12/7 Pascoe Vale Rd, Moonee Ponds VIC 3039	\$450,000	11/09/2026	2 Bm, 1 Ba, 1 C, ~67m ²

Sale Outcome Tracking

Final Sale Price: **\$460,000** Unconditional Date: 03 / 10 / 2026