

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

28 Byron Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2025 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	30 Raleigh St ESSENDON 3040	\$3,220,000	31/12/2025
2	24 Francis St ASCOT VALE 3032	\$2,700,000	18/12/2025
3	17 Walker St MOONEE PONDS 3039	\$3,310,000	22/10/2025

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:

18/02/2026 10:20

Kieran Moloney

8378 0500

0400 634 565

kieranmoloney@jellisrcraig.com.au

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

Year ending December 2025: \$1,600,000

**Rooms:** 6**Property Type:** House**Land Size:** 604 sqm approx**Agent Comments**

Renovated period home offering 4 bed + study, 3 bath, pool & double garage.

Comparable Properties

**30 Raleigh St ESSENDON 3040 (REI)****Price:** \$3,220,000**Method:** Private Sale**Date:** 31/12/2025**Property Type:** House**Land Size:** 708 sqm approx**Agent Comments**

Larger block with an older renovation. Essendon location.

**24 Francis St ASCOT VALE 3032 (REI)****Price:** \$2,700,000**Method:** Private Sale**Date:** 18/12/2025**Property Type:** House (Res)**Agent Comments**

Has an extra bed, with 1 less bath and no parking. Older renovations.

**17 Walker St MOONEE PONDS 3039 (REI/VG)****Price:** \$3,310,000**Method:** Auction Sale**Date:** 22/10/2025**Property Type:** House (Res)**Land Size:** 581 sqm approx**Agent Comments**

Set over 2 levels with 1 less bath. Slightly smaller block.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555