

# 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

113 Park 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)

Single price

\$2,850,000

### Median sale price

Median price

\$1,675,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/10/2025

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	45 Mccracken St ESSENDON 3040	\$2,825,000	06/02/2026
2	47 Mccracken St ESSENDON 3040	\$2,950,000	06/11/2025
3	84 Hedderwick St ESSENDON 3040	\$2,851,000	18/10/2025

**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:

06/03/2026 11:52



4 2 2

**Property Type:** House  
**Land Size:** 557 sqm approx  
**Agent Comments**  
Renovated family home

**Indicative Selling Price**  
\$2,850,000  
**Median House Price**  
December quarter 2025: \$1,675,000

## Comparable Properties



**45 Mccracken St ESSENDON 3040 (REI)**

4 2 4

**Price:** \$2,825,000  
**Method:** Sold Before Auction  
**Date:** 06/02/2026  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx

**Agent Comments**

Similar accommodation, Similar location, bit bigger land size



**47 Mccracken St ESSENDON 3040 (REI/VG)**

4 2 2

**Price:** \$2,950,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2025  
**Property Type:** House (Res)  
**Land Size:** 825 sqm approx

**Agent Comments**

Similar accommodation, Similar location, bit bigger land size



**84 Hedderwick St ESSENDON 3040 (REI/VG)**

4 2 2

**Price:** \$2,851,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 683 sqm approx

**Agent Comments**

Similar accommodation, Similar location, same land size

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