

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

12 Hudson Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$6,300,000

&

\$6,900,000

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	33 Ardmillan Rd MOONEE PONDS 3039	\$7,077,777	25/10/2025
2	40 Ardmillan Rd MOONEE PONDS 3039	\$7,100,000	20/10/2025
3			

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:

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 5  5  10

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$6,300,000 - \$6,900,000

Median House Price

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

Comparable Properties



33 Ardmillan Rd MOONEE PONDS 3039 (REI)

Agent Comments

 4  3  6

Price: \$7,077,777

Method: Private Sale

Date: 25/10/2025

Property Type: House

Land Size: 1783 sqm approx



40 Ardmillan Rd MOONEE PONDS 3039 (REI/VG)

Agent Comments

 5  3  5

Price: \$7,100,000

Method: Private Sale

Date: 20/10/2025

Property Type: House

Land Size: 1455 sqm approx

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. There has only been two two comparable sales within the last 6 months. 12 Hudson Street, Moonee Ponds is a five bedroom, five bathroom, ten car space house, with limited comparable sales that have transacted within the last 6 months.

Account - Whitefox Real Estate | P: 96459699



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