

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

508/9 SHUTER 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Mar 2025

to

28 Feb 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
807/7 ASPEN STREET MOONEE PONDS VIC 3039	\$585,000	03-Dec-25
503/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$575,000	25-Nov-25
505/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$618,500	19-Dec-25

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.~~

This Statement of Information was prepared on: 12 March 2026



807/7 ASPEN STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price

\$585,000 Sold Date **03-Dec-25**

Distance **0.27km**



503/15 EVERAGE STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price

^{RS} **\$575,000** Sold Date **25-Nov-25**

Distance **0.27km**



505/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039

2 2 2

Sold Price

\$618,500 Sold Date **19-Dec-25**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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