

# 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 409/40 Hall 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)

Range between \$660,000 & \$685,000

### Median sale price

Median price \$675,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/01/2026 to 31/03/2026 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	1521/40 Hall St MOONEE PONDS 3039	\$670,000	10/03/2026
2	721/40 Hall St MOONEE PONDS 3039	\$640,000	04/02/2026
3	1108/40 Hall St MOONEE PONDS 3039	\$660,000	19/01/2026

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: 15/04/2026 09:14



**Property Type:** Strata Unit/Flat

**Agent Comments**

ultra modern 2 bedroom 2 bathroom with spacious balcony.

**Indicative Selling Price**

\$660,000 - \$685,000

**Median Unit Price**

March quarter 2026: \$675,000

## Comparable Properties



**1521/40 Hall St MOONEE PONDS 3039 (REI/VG)**



**Price:** \$670,000

**Method:** Private Sale

**Date:** 10/03/2026

**Property Type:** Apartment

**Agent Comments**

Same building higher up with superior view however does have a smaller balcony.



**721/40 Hall St MOONEE PONDS 3039 (REI)**



**Price:** \$640,000

**Method:** Private Sale

**Date:** 04/02/2026

**Property Type:** Apartment

**Agent Comments**

2 bedroom 2 bathroom, smaller than our property with smaller balcony.



**1108/40 Hall St MOONEE PONDS 3039 (REI/VG)**



**Price:** \$660,000

**Method:** Private Sale

**Date:** 19/01/2026

**Property Type:** Apartment

**Agent Comments**

same building on a higher floor, 2 bedroom 2 bathroom, smaller balcony than ours.

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