

# 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 6 Lethbridge 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,565,000 Property Type House 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	117 Park St MOONEE PONDS 3039	\$1,465,000	10/03/2026
2	52 Richardson St ESSENDON 3040	\$1,515,000	28/02/2026
3	83 Eglinton St MOONEE PONDS 3039	\$1,580,000	20/11/2025

**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: 22/04/2026 17:00

Patrick Tilli  
0413 083 735  
paddy@whitefoxrealestate.com.au



 3    2    1

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
March quarter 2026: \$1,565,000

## Comparable Properties



**117 Park St MOONEE PONDS 3039 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$1,465,000  
**Method:** Sold Before Auction  
**Date:** 10/03/2026  
**Property Type:** House (Res)



**52 Richardson St ESSENDON 3040 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$1,515,000  
**Method:** Sold Before Auction  
**Date:** 28/02/2026  
**Property Type:** House (Res)



**83 Eglinton St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 20/11/2025  
**Property Type:** House  
**Land Size:** 313 sqm approx

Account - Whitefox Real Estate | P: 96459699



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