

# 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 56 Salisbury 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 \$2,000,000 & \$2,200,000

### 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	77 Napier Cr ESSENDON 3040	\$2,000,000	05/02/2026
2	90 Park St MOONEE PONDS 3039	\$2,110,000	29/11/2025
3	80 South St ASCOT VALE 3032	\$2,225,000	28/11/2025

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:

25/02/2026 15:26

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 5  3  2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 429 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
December quarter 2025: \$1,675,000

## Comparable Properties



77 Napier Cr ESSENDON 3040 (REI)

Agent Comments

 4  2  3

**Price:** \$2,000,000  
**Method:** Sold Before Auction  
**Date:** 05/02/2026  
**Property Type:** House (Res)  
**Land Size:** 432 sqm approx



90 Park St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$2,110,000  
**Method:** Private Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 357 sqm approx



80 South St ASCOT VALE 3032 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$2,225,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2025  
**Property Type:** House (Res)  
**Land Size:** 303 sqm approx

Account - Whitefox Real Estate | P: 96459699



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