

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 22/122 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$575,000 Property Type Unit 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	204/956 Mt Alexander Rd ESSENDON 3040	\$483,000	04/12/2025
2	23/122 Maribyrnong Rd MOONEE PONDS 3039	\$466,320	03/12/2025
3	10/123 Epsom Rd ASCOT VALE 3032	\$450,000	11/10/2025

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.~~

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Zach Sianos
03 8378 0500
0477 801 177
zachsianos@jelliscraig.com.au



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Large, neat apartment positioned at the back of the block in a great location.

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
Year ending December 2025: \$575,000

Comparable Properties



204/956 Mt Alexander Rd ESSENDON 3040 (REI)

2 1 1

Price: \$483,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment

Agent Comments

New build but much smaller.
Comparable location



23/122 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: \$466,320
Method: Private Sale
Date: 03/12/2025
Property Type: Apartment

Agent Comments

Comparable. Same Complex. Slightly bigger



10/123 Epsom Rd ASCOT VALE 3032 (REI/VG)

2 1 1

Price: \$450,000
Method: Private Sale
Date: 11/10/2025
Property Type: Apartment

Agent Comments

Slightly bigger, but older build and no outdoor space

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