

# 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 G03/533 Mt Alexander Road, 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 \$640,000 & \$695,000

### Median sale price

Median price \$650,000 Property Type Unit 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	510/9 Shuter St MOONEE PONDS 3039	\$680,000	10/02/2026
2	601/51 Homer St MOONEE PONDS 3039	\$600,000	27/01/2026
3	702/19 Russell St ESSENDON 3040	\$640,000	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: 16/02/2026 10:44

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2 2 2

**Property Type:** Apartment  
**Land Size:** 154.8 sqm approx

**Agent Comments**

Spacious ground floor 2 bedroom 2 bathroom apartment with 2 car spaces.

**Indicative Selling Price**

\$640,000 - \$695,000

**Median Unit Price**

December quarter 2025: \$650,000

## Comparable Properties



**510/9 Shuter St MOONEE PONDS 3039 (REI)**

2 2 1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 10/02/2026  
**Property Type:** Apartment

**Agent Comments**

Modern 2 bedroom 2 bathroom apartment both with a modern fit out.



**601/51 Homer St MOONEE PONDS 3039 (REI)**

2 2 1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 27/01/2026  
**Property Type:** Apartment

**Agent Comments**

A superior position however slightly smaller than G03/533 Mt Alexander Rd.



**702/19 Russell St ESSENDON 3040 (REI/VG)**

2 2 2

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 19/01/2026  
**Property Type:** Apartment

**Agent Comments**

2 bed 2 bath 2 car modern apartment in Moonee Ponds.

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



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