

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

2 Park Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$2,200,000 & \$2,420,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Moonee Ponds

Period - From 23/04/2025 to 22/04/2026 Source Property Data

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 | 84 Park St MOONEE PONDS 3039 | \$3,750,000 | 21/03/2026 |
| 2 | 113 Park St MOONEE PONDS 3039 | \$2,850,000 | 11/03/2026 |
| 3 | 90 Park St MOONEE PONDS 3039 | \$2,110,000 | 29/11/2025 |

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:

23/04/2026 12:57



Property Type: House (Previously Occupied - Detached)
Land Size: 789 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,420,000
Median House Price
23/04/2025 - 22/04/2026: \$1,560,000

Comparable Properties



84 Park St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$3,750,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 1255 sqm approx



113 Park St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$2,850,000
Method: Private Sale
Date: 11/03/2026
Property Type: House
Land Size: 557 sqm approx



90 Park St MOONEE PONDS 3039 (REI/VG)

Agent Comments



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

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