

## 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

68 PARK 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) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$2,750,000

&

\$3,025,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,505,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

2 EDWARD STREET ESSENDON VIC 3040	\$2,750,000	15-Nov-25
30 RALEIGH STREET ESSENDON VIC 3040	\$3,220,000	31-Dec-25

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 6 months.

This Statement of Information was prepared on: 27 April 2026


**2 EDWARD STREET ESSENDON  
VIC 3040**
 4
  2
  2

 Sold Price <sup>RS</sup> **\$2,750,000** Sold Date **15-Nov-25**

 Distance **0.83km**

**30 RALEIGH STREET ESSENDON  
VIC 3040**
 4
  2
  4

 Sold Price <sup>RS</sup> **\$3,220,000** <sup>UN</sup> Sold Date **31-Dec-25**

 Distance **1.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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