

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

14/57 Homer Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$545,000 & \$575,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/01/2026 to 31/03/2026 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	1611/51 Homer St MOONEE PONDS 3039	\$530,000	09/03/2026
2	601/51 Homer St MOONEE PONDS 3039	\$600,000	27/01/2026
3	101/51 Homer St MOONEE PONDS 3039	\$585,000	05/12/2025

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: 15/04/2026 17:58

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Indicative Selling Price

\$545,000 - \$575,000

Median Unit Price

March quarter 2026: \$675,000



Property Type: Apartment

Agent Comments

Not all apartments are created equal. So when you find a spacious and light-filled 2 bedroom offering like this in the heart of Moonee Ponds, you know you have found a rare gem!

Comparable Properties



1611/51 Homer St MOONEE PONDS 3039 (REI)



Agent Comments

Modern 2 bedroom 1 bathroom, slightly smaller than our apartment.

Price: \$530,000

Method: Private Sale

Date: 09/03/2026

Property Type: Apartment



601/51 Homer St MOONEE PONDS 3039 (REI)



Agent Comments

on the same street, similar fixtures however had an extra bathroom

Price: \$600,000

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment



101/51 Homer St MOONEE PONDS 3039 (REI/VG)



Agent Comments

slightly larger apartment with an extra bathroom.

Price: \$585,000

Method: Private Sale

Date: 05/12/2025

Rooms: 4

Property Type: Apartment

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