

# 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

3/21 Lethbridge Street, Moonee Ponds Vic 3039
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$645,000
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 & 

\$695,000
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### Median sale price

Median price 

\$650,000
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 Property Type 

Unit
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 Suburb 

Moonee Ponds
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	812/4 Young St MOONEE PONDS 3039	\$625,000	13/02/2026
2	721/40 Hall St MOONEE PONDS 3039	\$640,000	04/02/2026
3	28 Lethbridge St MOONEE PONDS 3039	\$740,000	06/11/2025

**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: 

10/03/2026 11:05
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2   2   1

**Property Type:** Strata Unit/Flat

**Agent Comments**

ultra spacious 2 bedroom 2 bathroom with a stacker car space.

**Indicative Selling Price**

\$645,000 - \$695,000

**Median Unit Price**

December quarter 2025: \$650,000

## Comparable Properties



**812/4 Young St MOONEE PONDS 3039 (REI)**

2   1   1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 13/02/2026

**Property Type:** Apartment

**Agent Comments**

spacious apartment however has 1 less bathroom.



**721/40 Hall St MOONEE PONDS 3039 (REI)**

2   2   1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 04/02/2026

**Property Type:** Apartment

**Agent Comments**

slightly smaller internally located in a higher dense building.



**28 Lethbridge St MOONEE PONDS 3039 (VG)**

2   -   -

**Price:** \$740,000

**Method:** Sale

**Date:** 06/11/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**

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



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