

11/48 Scotia Street, Moonee Ponds Vic 3039



2 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
 \$400,000 - \$440,000
Median House Price
 Year ending December 2025:
 \$575,000

Comparable Properties



15/44 Fletcher Street, Essendon 3040 (REI)
2 Bed 1 Bath 1 Car
Price: \$405,000
Method: Private Sale
Date: 24/11/2025
Property Type: Unit
Agent Comments: Older style apartment in original condition, inferior.



11/118 Holmes Road, Moonee Ponds 3039 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$426,200
Method: Private Sale
Date: 19/10/2025
Property Type: Flat
Agent Comments: Freshly presented, comparable accommodation. Floorboards.



2/6 Navigator Street, Maribyrnong 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$420,000
Method: Private Sale
Date: 09/09/2025
Property Type: Unit
Agent Comments: Updated & freshly presented. Floorboards & balcony.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

11/48 Scotia Street, Moonee Ponds Vic 3039
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Indicative selling price

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

Range between

\$400,000

 &

\$440,000

Median sale price

Median price

\$575,000

 Unit

x

 Suburb

Moonee Ponds

Period - From

01/01/2025

 to

31/12/2025

 Source

REIV

Comparable property sales

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
15/44 Fletcher Street, ESSENDON 3040	\$405,000	24/11/2025
11/118 Holmes Road, MOONEE PONDS 3039	\$426,200	19/10/2025
2/6 Navigator Street, MARIBYRNONG 3032	\$420,000	09/09/2025

This Statement of Information was prepared on:

16/01/2026 17:05
