

# 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

1 Lawson 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)

Range between

\$990,000

&

\$1,080,000

### Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/01/2025

to

31/12/2025

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	19 Shamrock St BRUNSWICK WEST 3055	\$1,050,000	06/12/2025
2	16 Maribyrnong Rd MOONEE PONDS 3039	\$1,078,000	05/12/2025
3	10 Grandison St MOONEE PONDS 3039	\$1,000,000	21/10/2025

**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:

13/02/2026 11:59



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**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 255 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$990,000 - \$1,080,000  
**Median House Price**  
 Year ending December 2025: \$1,600,000

## Comparable Properties



**19 Shamrock St BRUNSWICK WEST 3055 (REI)**

Agent Comments

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**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)



**16 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)**

Agent Comments

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**Price:** \$1,078,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** House (Res)  
**Land Size:** 281 sqm approx



**10 Grandison St MOONEE PONDS 3039 (VG)**

Agent Comments

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**Price:** \$1,000,000  
**Method:** Sale  
**Date:** 21/10/2025  
**Property Type:** House (Res)  
**Land Size:** 298 sqm approx

**Account - Nelson Alexander** | P: 03 9347 4322 | F: 03 9347 5423