

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 Mantell Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,000,000

&

\$1,050,000

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	22 Elder Pde ESSENDON 3040	\$1,052,000	17/12/2025
2	207 Ascot Vale Rd ASCOT VALE 3032	\$970,000	08/11/2025
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:

24/02/2026 18:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
Median House Price
Year ending December 2025: \$1,600,000

Comparable Properties



22 Elder Pde ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,052,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 327 sqm approx



207 Ascot Vale Rd ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 318 sqm approx



10 Grandison St MOONEE PONDS 3039 (VG)

Agent Comments



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

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