

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

3/64 ARDMILLAN ROAD MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

3/12 SALISBURY STREET MOONEE PONDS VIC 3039	\$630,000	13-Nov-25
3/12 ARDMILLAN ROAD MOONEE PONDS VIC 3039	\$650,000	29-Nov-25
8/31 LESLIE ROAD ESSENDON VIC 3040	\$605,000	31-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 24 February 2026



3/12 SALISBURY STREET MOONEE PONDS VIC 3039

 2
  1
  1

Sold Price

\$630,000

Sold Date

13-Nov-25

Distance

1.59km



3/12 ARDMILLAN ROAD MOONEE PONDS VIC 3039

 2
  1
  1

Sold Price

\$650,000

Sold Date

29-Nov-25

Distance

0.59km



8/31 LESLIE ROAD ESSENDON VIC 3040

 2
  1
  1

Sold Price

\$605,000

Sold Date

31-Oct-25

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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