

1 Canterbury Street, Moonee Ponds Vic 3039



2 Bed 1 Bath 1 Car
Property Type: House (Res)
Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 Year ending December 2025:
 \$1,600,000

Comparable Properties



207 Ascot Vale Road, Ascot Vale 3032 (REI/VG)

2 Bed 1 Bath - Car
Price: \$970,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 318 sqm approx
Agent Comments: Comparable layout, with updates throughout. Located on a main road.



196 Pin Oak Crescent, Flemington 3031 (REI/VG)

2 Bed 1 Bath - Car
Price: \$931,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 172 sqm approx
Agent Comments: Two bedroom accommodation with similar floorplan and updates throughout.



10 Grandison Street, Moonee Ponds 3039 (VG)

2 Bed 1 Bath - Car
Price: \$1,000,000
Method: Sale
Date: 21/10/2025
Property Type: House (Res)
Land Size: 298 sqm approx
Agent Comments: Comparable accommodation and layout, with updates throughout.

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

1 Canterbury 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

\$900,000

 &

\$950,000

Median sale price

Median price

\$1,600,000

 House

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
207 Ascot Vale Road, ASCOT VALE 3032	\$970,000	08/11/2025
196 Pin Oak Crescent, FLEMINGTON 3031	\$931,000	29/10/2025
10 Grandison Street, MOONEE PONDS 3039	\$1,000,000	21/10/2025

This Statement of Information was prepared on:

02/03/2026
