

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 819/40 Hall Street, Moonee Ponds Vic 3039

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 Property Type Unit Suburb Moonee Ponds

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

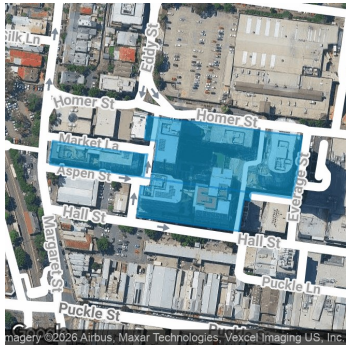
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1112/40 Hall St MOONEE PONDS 3039	\$480,000	19/02/2026
2	703/7 Aspen St MOONEE PONDS 3039	\$420,000	16/02/2026
3	201/2 Mascoma St ASCOT VALE 3032	\$400,000	05/12/2025

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: 02/03/2026 00:50



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Spacious apartment with balcony.

Comparable Properties



1112/40 Hall St MOONEE PONDS 3039 (REI)



Price: \$480,000

Method: Private Sale

Date: 19/02/2026

Property Type: Apartment

Agent Comments

Positioned in the same complex.
Larger floorplan.



703/7 Aspen St MOONEE PONDS 3039 (REI)



Price: \$420,000

Method: Private Sale

Date: 16/02/2026

Property Type: Apartment

Agent Comments

Comparable location and
accommodation. Both recently built 1
bedroom apartments.



201/2 Mascoma St ASCOT VALE 3032 (REI)



Price: \$400,000

Method: Private Sale

Date: 05/12/2025

Property Type: Unit

Land Size: 59 sqm approx

Agent Comments

Comparable accommodation.
Complex has no facilities.