

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

33 Thomas Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$1,560,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/07/2025

to

30/06/2026

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	3 Lorraine St ESSENDON 3040	\$2,350,000	18/06/2026
2	20 Tennyson St MOONEE PONDS 3039	\$2,200,000	08/06/2026
3	57 The Parade ASCOT VALE 3032	\$2,350,000	10/04/2026

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:

22/09/2026 16:34

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4 2 3

Property Type: House

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending June 2026: \$1,560,000

Comparable Properties



3 Lorraine St ESSENDON 3040 (REI)

Agent Comments

3 2 2

Price: \$2,350,000

Method: Sold Before Auction

Date: 18/06/2026

Property Type: House (Res)



20 Tennyson St MOONEE PONDS 3039 (REI)

Agent Comments

4 3 2

Price: \$2,200,000

Method: Private Sale

Date: 08/06/2026

Property Type: House (Res)

Land Size: 600 sqm approx



57 The Parade ASCOT VALE 3032 (REI)

Agent Comments

5 3 2

Price: \$2,350,000

Method: Private Sale

Date: 10/04/2026

Property Type: House (Res)

Land Size: 490 sqm approx

Account - Whitefox Real Estate | P: 96459699