

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

312/32 Thomas Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$596,000 Property Type Unit Suburb Moonee Ponds

Period - From 07/09/2025 to 06/09/2026 Source Property Data

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	411/40 Hall St MOONEE PONDS 3039	\$680,000	17/08/2026
2	1102/40 Hall St MOONEE PONDS 3039	\$678,000	20/03/2026
3	1521/40 Hall St MOONEE PONDS 3039	\$670,000	10/03/2026

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:

07/09/2026 16:27



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

07/09/2025 - 06/09/2026: \$596,000

Comparable Properties



411/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

2
 2
 1

Price: \$680,000

Method: Private Sale

Date: 17/08/2026

Property Type: Unit

Land Size: 110 sqm approx



1102/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2
 2
 1

Price: \$678,000

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment



1521/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2
 2
 1

Price: \$670,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355