

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

62 Worthing Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,295,000

Property Type House

Suburb Moorabbin

Period - From 01/04/2025

to

30/06/2025

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	4 Sybil St HAMPTON EAST 3188	\$1,230,000	12/07/2025
2	8 Joan St MOORABBIN 3189	\$1,225,000	20/03/2025
3	46 Matilda Rd MOORABBIN 3189	\$1,170,000	04/03/2025

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:

22/07/2025 15:20

Ryan Castles
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3 1 2

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2025: \$1,295,000

Comparable Properties



4 Sybil St HAMPTON EAST 3188 (REI)

Agent Comments

3 1 1

Price: \$1,230,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 706 sqm approx



8 Joan St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,225,000
Method: Auction Sale
Date: 20/03/2025
Property Type: House (Res)
Land Size: 614 sqm approx



46 Matilda Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 4

Price: \$1,170,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 591 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840