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	62 Worthing Road, Moorabbin Vic 3189
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,295,000	Pro	perty 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.

Ad	dress 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





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





Property Type: House Land Size: 585 sqm approx

Agent Comments

Comparable Properties



4 Sybil St HAMPTON EAST 3188 (REI)



Price: \$1,230,000 Method: Auction Sale Date: 12/07/2025

Property Type: House (Res) Land Size: 706 sqm approx

Agent Comments



8 Joan St MOORABBIN 3189 (REI/VG)





Agent Comments

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



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





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