

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

43 GWENDA AVENUE MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,258,888

Property type

House

Suburb

Moorabbin

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

19 PERRY STREET MOORABBIN VIC 3189	\$1,525,000	14-Mar-26
8 MCFARLANE COURT HIGHETT VIC 3190	\$1,605,000	24-Feb-26
7 HERBERT STREET HIGHETT VIC 3190	\$1,595,000	19-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 25 May 2026



19 PERRY STREET MOORABBIN VIC Sold Price ^{RS} **\$1,525,000** Sold Date **14-Mar-26**
3189

3 2 1

Distance **0.22km**



8 MCFARLANE COURT HIGHETT Sold Price **\$1,605,000** Sold Date **24-Feb-26**
VIC 3190

4 2 2

Distance **1.38km**



7 HERBERT STREET HIGHETT VIC Sold Price **\$1,595,000** Sold Date **19-Feb-26**
3190

3 1 3

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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