

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

1 Otford Close, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

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	2a Gavin St MOORABBIN 3189	\$1,670,000	13/06/2025
2	172 Wickham Rd HIGHETT 3190	\$1,650,000	28/05/2025
3	65 Wingate St BENTLEIGH EAST 3165	\$1,800,000	12/04/2025

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:

15/07/2025 13:34

1 Otford Close, Moorabbin Vic 3189

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

June quarter 2025: \$1,295,000



 4  2  4

Property Type: House

Comparable Properties



2a Gavin St MOORABBIN 3189 (REI)

Agent Comments

 4  2  2

Price: \$1,670,000

Method: Sold Before Auction

Date: 13/06/2025

Property Type: House (Res)



172 Wickham Rd HIGHETT 3190 (REI)

Agent Comments

 4  2  2

Price: \$1,650,000

Method: Private Sale

Date: 28/05/2025

Property Type: House



65 Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments

 5  2  4

Price: \$1,800,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 716 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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