

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

8 Cooma Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Moorabbin

Period - From 02/06/2025

to 01/06/2026

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	6 Greendale Rd BENTLEIGH EAST 3165	\$1,455,000	31/05/2026
2	3 Grandview Gr MOORABBIN 3189	\$1,505,000	23/05/2026
3	64 Bellevue Rd BENTLEIGH EAST 3165	\$1,470,000	26/02/2026

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:

02/06/2026 17:47

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

02/06/2025 - 01/06/2026: \$1,300,000



4 2 2

Property Type: House

Comparable Properties



6 Greendale Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

4 2 1

Price: \$1,455,000

Method: Sold After Auction

Date: 31/05/2026

Property Type: House (Res)



3 Grandview Gr MOORABBIN 3189 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,505,000

Method: Private Sale

Date: 23/05/2026

Property Type: House

Land Size: 673 sqm approx



64 Bellevue Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,470,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: House (Res)

Land Size: 535 sqm approx

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