

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

3/23 Genoa Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Moorabbin

Period - From

04/07/2024

to

03/07/2025

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	4/81 Wilson St CHELTENHAM 3192	\$510,000	22/05/2025
2	6/8 Brentwood St BENTLEIGH 3204	\$501,000	17/05/2025
3	5/1 Ranleigh Ct MOORABBIN 3189	\$500,000	22/03/2025

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:

04/07/2025 11:31



 3
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

04/07/2024 - 03/07/2025: \$740,000

Comparable Properties



4/81 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

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Price: \$510,000

Method: Private Sale

Date: 22/05/2025

Property Type: Apartment



6/8 Brentwood St BENTLEIGH 3204 (REI/VG)

Agent Comments

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Price: \$501,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Apartment



5/1 Ranleigh Ct MOORABBIN 3189 (REI)

Agent Comments

 2
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Price: \$500,000

Method: Private Sale

Date: 22/03/2025

Property Type: Apartment

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