

# 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 Healey Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,590,000

&

\$1,740,000

### 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	9 Stonehaven Cr HAMPTON EAST 3188	\$1,690,000	05/04/2025
2	6 Orana Ct MOORABBIN 3189	\$1,770,000	24/02/2025
3	34 Smith St HAMPTON 3188	\$1,700,000	15/02/2025

**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:

18/07/2025 13:10

8 Healey Street, Moorabbin Vic 3189

**Jellis  
Craig**

Sarah Gursansky

9593 4500

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**Indicative Selling Price**

\$1,590,000 - \$1,740,000

**Median House Price**

June quarter 2025: \$1,295,000



4 2 3

**Property Type:** House

## Comparable Properties



**9 Stonehaven Cr HAMPTON EAST 3188 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,690,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** House (Res)

**Land Size:** 630 sqm approx



**6 Orana Ct MOORABBIN 3189 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,770,000

**Method:** Sold Before Auction

**Date:** 24/02/2025

**Property Type:** House (Res)

**Land Size:** 677 sqm approx



**34 Smith St HAMPTON 3188 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House (Res)

**Land Size:** 580 sqm approx

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



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