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								
Range betwee	n \$1,590,000		&		\$1,740,0	00		
Median sale price								
Median price	\$1,295,000	Pro	operty Type	Hou	se		Suburb	Moorabbin
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress 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.

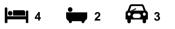
This Statement of Information was prepared on:

18/07/2025 13:10









Property Type: House

Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

> Indicative Selling Price \$1,590,000 - \$1,740,000 Median House Price June quarter 2025: \$1,295,000

Comparable Properties

9 Stonehaven Cr HAMPTON EAST 3188 (REI/VG) Pice: \$1,690,000 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 630 sqm approx	Agent Comments
6 Orana Ct MOORABBIN 3189 (REI/VG) 4 2 2 2 Price: \$1,770,000 Method: Sold Before Auction Date: 24/02/2025 Property Type: House (Res) Land Size: 677 sqm approx	Agent Comments
34 Smith St HAMPTON 3188 (REI/VG) → 3 → 2 → 2 Price: \$1,700,000 Method: Auction Sale Date: 15/02/2025 Property Type: House (Res) Land Size: 580 sqm approx	Agent Comments

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



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