

# 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

1/22 Stayner Grove, 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 \$1,450,000 & \$1,590,000

### Median sale price

Median price \$962,500 Property Type Unit Suburb Moorabbin

Period - From 01/01/2026 to 31/03/2026 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	4b Sheppard St MOORABBIN 3189	\$1,500,000	25/03/2026
2	22b Franklin St MOORABBIN 3189	\$1,530,000	21/03/2026
3			

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:

21/05/2026 16:45

Craig Harrison

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**Indicative Selling Price**

\$1,450,000 - \$1,590,000

**Median Unit Price**

March quarter 2026: \$962,500



 4  3  2

**Property Type:** Townhouse

## Comparable Properties



**4b Sheppard St MOORABBIN 3189 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 313 sqm approx



**22b Franklin St MOORABBIN 3189 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 326 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200



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