

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

9 Joan Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,160,000

&

\$1,220,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Moorabbin

Period - From 11/07/2024

to

10/07/2025

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	46 Matilda Rd MOORABBIN 3189	\$1,170,000	04/03/2025
2	8 Fiddes St MOORABBIN 3189	\$1,337,250	26/05/2025
3	8 Joan St MOORABBIN 3189	\$1,225,000	20/03/2025

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:

11/07/2025 13:05



Property Type:
Agent Comments

Indicative Selling Price
\$1,160,000 - \$1,220,000
Median House Price
11/07/2024 - 10/07/2025: \$1,225,000

Comparable Properties

46 Matilda Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,170,000
Method:
Date: 04/03/2025
Property Type: House

8 Fiddes St MOORABBIN 3189 (VG)

Agent Comments



Price: \$1,337,250
Method: Sale
Date: 26/05/2025
Property Type: House (Res)
Land Size: 648 sqm approx



8 Joan St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 20/03/2025
Property Type: House (Res)
Land Size: 614 sqm approx