Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Joan Street, Moorabbin Vic 3189

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	n \$1,160,000		&		\$1,220,0	00		
Median sale p	rice							
Median price	\$1,225,000	Pro	operty Type	Hou	se		Suburb	Moorabbin
Period - From	11/07/2024	to	10/07/2025		So	urce	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.

Add	Address of comparable property		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) 3	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) 3 1 2 2 Price: \$1,225,000 Method: Auction Sale Date: 20/03/2025 Property Type: House (Res) Land Size: 614 sqm approx	Agent Comments	

Account - Eleven North | P: 1300 353 836



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