

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

20 Marrbridge Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	26 Wingate St BENTLEIGH EAST 3165	\$1,390,000	29/05/2025
2	1 Enniss Av BENTLEIGH EAST 3165	\$1,440,000	22/05/2025
3	13 Le Page St MOORABBIN 3189	\$1,362,000	03/05/2025

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:

30/07/2025 12:57



 4
  2
  3

Property Type: House
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 June quarter 2025: \$1,295,000

Comparable Properties



26 Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3
  1
  2

Price: \$1,390,000
Method: Sold Before Auction
Date: 29/05/2025
Property Type: House (Res)



1 Enniss Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 3
  1
  2

Price: \$1,440,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: House (Res)
Land Size: 635 sqm approx



13 Le Page St MOORABBIN 3189 (REI/VG)

Agent Comments

 4
  1
  2

Price: \$1,362,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 583 sqm approx

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