

# 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

1/4 Avon Street, 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

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,330,000

Property Type

Townhouse

Suburb

Moorabbin

Period - From

26/05/2025

to

25/05/2026

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 | 21a Tweed St HIGHETT 3190         | \$1,230,000 | 29/04/2026   |
| 2 | 2a Livingston St HIGHETT 3190     | \$1,162,000 | 26/02/2026   |
| 3 | 38a Denver St BENTLEIGH EAST 3165 | \$1,250,000 | 21/02/2026   |

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:

26/05/2026 15:19



 4  2  3

**Property Type:** Townhouse

## Comparable Properties



**21a Tweed St HIGHETT 3190 (REI)**

 3  2  2

**Price:** \$1,230,000

**Method:** Sold Before Auction

**Date:** 29/04/2026

**Property Type:** Townhouse (Res)

Agent Comments



**2a Livingston St HIGHETT 3190 (REI)**

 4  2  1

**Price:** \$1,162,000

**Method:** Sold Before Auction

**Date:** 26/02/2026

**Property Type:** Townhouse (Single)

Agent Comments



**38a Denver St BENTLEIGH EAST 3165 (REI)**

 3  2  4

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 310 sqm approx

Agent Comments