

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

1/7 Joan Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Moorabbin

Period - From 01/04/2026 to 30/06/2026 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	37 Franklin St MOORABBIN 3189	\$960,000	31/08/2026
2	26 Burt Cr HAMPTON EAST 3188	\$1,000,000	12/08/2026
3	15a Leith Cr HAMPTON EAST 3188	\$950,000	01/06/2026

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:

22/09/2026 13:57



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

June quarter 2026: \$1,180,000

Comparable Properties



37 Franklin St MOORABBIN 3189 (REI)

Agent Comments

3 1 1

Price: \$960,000

Method: Private Sale

Date: 31/08/2026

Property Type: House

Land Size: 340 sqm approx



26 Burt Cr HAMPTON EAST 3188 (REI)

Agent Comments

3 1 1

Price: \$1,000,000

Method: Private Sale

Date: 12/08/2026

Property Type: House (Res)



15a Leith Cr HAMPTON EAST 3188 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Private Sale

Date: 01/06/2026

Property Type: House (Res)

Land Size: 344 sqm approx