

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

106 Rowans Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$900,000

&

\$960,000

Median sale price

Median price \$1,303,750

Property Type House

Suburb Moorabbin

Period - From 07/05/2025

to

06/05/2026

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	13 Bernard St CHELTENHAM 3192	\$950,000	12/03/2026
2			
3			

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:

07/05/2026 11:36

106 Rowans Road, Moorabbin Vic 3189

JellisCraig

Sarah Gursansky

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Indicative Selling Price

\$900,000 - \$960,000

Median House Price

07/05/2025 - 06/05/2026: \$1,303,750



 3  1  3

Property Type: House

Comparable Properties



13 Bernard St CHELTENHAM 3192 (REI)

 3  1  1

Price: \$950,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)

Agent Comments

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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