

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

32 Gavin Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,303,750

Property Type House

Suburb Moorabbin

Period - From 25/03/2025

to

24/03/2026

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	10 Worthing Rd HIGHETT 3190	\$1,320,000	28/02/2026
2	133 Rowans Rd MOORABBIN 3189	\$1,307,500	20/02/2026
3	34 Fairview Av CHELTENHAM 3192	\$1,285,000	19/02/2026

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:

25/03/2026 11:06



 3  1  4

Rooms: 7

Property Type: House

Land Size: 678 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

25/03/2025 - 24/03/2026: \$1,303,750

Comparable Properties

10 Worthing Rd HIGHETT 3190 (REI)

Agent Comments

 5  1  2

Price: \$1,320,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 641 sqm approx



133 Rowans Rd MOORABBIN 3189 (REI)

Agent Comments

 4  3  2

Price: \$1,307,500

Method: Sold Before Auction

Date: 20/02/2026

Property Type: House (Res)

Land Size: 603 sqm approx



34 Fairview Av CHELTENHAM 3192 (REI)

Agent Comments

 4  1  2

Price: \$1,285,000

Method: Sold Before Auction

Date: 19/02/2026

Property Type: House (Res)

Land Size: 649 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480