

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

37 Franklin Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$890,000 & \$950,000

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	1/33 Blamey St BENTLEIGH EAST 3165	\$869,000	08/08/2026
2	161 Wickham Rd MOORABBIN 3189	\$925,000	22/07/2026
3	122 Chesterville Rd CHELTENHAM 3192	\$980,800	20/05/2026

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:

18/08/2026 10:17

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3 1.5 2

Rooms: 4

Property Type: House

Land Size: 340.616 sqm approx

Agent Comments

Refurbished with fresh paintwork and new floorboards. Open plan living, open fire place and low maintenance lawn & garden beds to the front and paving to the rear.

Indicative Selling Price

\$890,000 - \$950,000

Median House Price

June quarter 2026: \$1,180,000

Comparable Properties

1/33 Blamey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

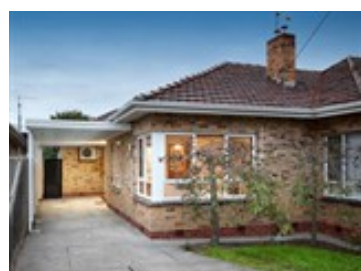
Price: \$869,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 302 sqm approx



161 Wickham Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$925,000

Method: Private Sale

Date: 22/07/2026

Property Type: House

Land Size: 286 sqm approx



122 Chesterville Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$980,800

Method: Sold Before Auction

Date: 20/05/2026

Property Type: House (Res)

Land Size: 535 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840