

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

4 Hillston Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$990,000

&

\$1,050,000

Median sale price

Median price \$1,316,750

Property Type House

Suburb Moorabbin

Period - From 15/04/2025

to

14/04/2026

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 Chapel Rd MOORABBIN 3189	\$1,050,000	08/12/2025
2	21 Barbara St MOORABBIN 3189	\$1,100,000	26/11/2025
3	93 Chapel Rd MOORABBIN 3189	\$980,000	15/11/2025

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:

15/04/2026 14:52

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Indicative Selling Price

\$990,000 - \$1,050,000

Median House Price

15/04/2025 - 14/04/2026: \$1,316,750



3 1 2

Property Type: House

Comparable Properties

10 Chapel Rd MOORABBIN 3189 (VG)

Agent Comments

3 - -

Price: \$1,050,000

Method: Sale

Date: 08/12/2025

Property Type: House (Res)

Land Size: 664 sqm approx



21 Barbara St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: House (Res)

Land Size: 655 sqm approx



93 Chapel Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 2

Price: \$980,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

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