

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

404b South Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,280,000 Property Type Townhouse Suburb Moorabbin

Period - From 22/04/2025 to 21/04/2026 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	8 Wesley Ct HIGHETT 3190	\$1,025,000	10/04/2026
2	229b Wickham Rd MOORABBIN 3189	\$1,100,000	16/12/2025
3	14 Clarence St BENTLEIGH EAST 3165	\$1,000,000	26/11/2025

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:

22/04/2026 15:36

Sarah Gursansky

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Indicative Selling Price

\$960,000 - \$1,050,000

Median Townhouse Price

22/04/2025 - 21/04/2026: \$1,280,000



 3  2  2

Property Type: Townhouse

Comparable Properties



8 Wesley Ct HIGHETT 3190 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,025,000

Method: Private Sale

Date: 10/04/2026

Property Type: Townhouse (Single)



229b Wickham Rd MOORABBIN 3189 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,100,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)

Land Size: 286 sqm approx



14 Clarence St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,000,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)

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