

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

65a Bulli Street, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,303,750

Property Type

House

Suburb

Moorabbin

Period - From

24/03/2025

to

23/03/2026

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	22b Franklin St MOORABBIN 3189	\$1,530,000	21/03/2026
2	9b Genoa St MOORABBIN 3189	\$1,450,000	30/01/2026
3	24B Avon St MOORABBIN 3189	\$1,550,000	11/11/2025

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:

24/03/2026 13:07



4 3 2

Property Type: Townhouse
Land Size: 367 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
24/03/2025 - 23/03/2026: \$1,303,750

Comparable Properties



22b Franklin St MOORABBIN 3189 (REI)

Agent Comments

4 3 2

Price: \$1,530,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)



9b Genoa St MOORABBIN 3189 (VG)

Agent Comments

2 - -

Price: \$1,450,000
Method: Sale
Date: 30/01/2026
Property Type: House - Attached House N.E.C.
Land Size: 271 sqm approx



24B Avon St MOORABBIN 3189 (REI/VG)

Agent Comments

4 3 2

Price: \$1,550,000
Method: Private Sale
Date: 11/11/2025
Property Type: Townhouse (Res)
Land Size: 299 sqm approx

Account - Slater & Levin



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