

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

8 Taverner Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Moorabbin

Period - From 01/01/2025

to 31/03/2025

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	2/14 The Crescent HIGHETT 3190	\$1,130,000	09/04/2025
2	1/8 Enright St HIGHETT 3190	\$1,226,000	22/03/2025
3	3/52 Marrbridge Rd MOORABBIN 3189	\$1,220,000	13/02/2025

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:

06/05/2025 12:08



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median House Price
March quarter 2025: \$1,225,000

Comparable Properties



2/14 The Crescent HIGHETT 3190 (REI)

Agent Comments



Price: \$1,130,000
Method: Sold Before Auction
Date: 09/04/2025
Property Type: Townhouse (Res)



1/8 Enright St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,226,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)



3/52 Marrbridge Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 13/02/2025
Property Type: Townhouse (Single)

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234