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	8 Taverner Street, Moorabbin Vic 3189
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,200,000
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Median sale price

Median price	\$1,225,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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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)

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3

1

Price: \$1,130,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: Townhouse (Res)

Agent Comments



1/8 Enright St HIGHETT 3190 (REI)

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3

Date: 22/03/2025

a .

Price: \$1,226,000 Method: Auction Sale

Property Type: Townhouse (Res)

Agent Comments



3/52 Marrbridge Rd MOORABBIN 3189 (REI)

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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





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