

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

25 Franklin Street, Moorabbin Vic 3189

Indicative selling price

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

Single price

\$1,599,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Moorabbin

Period - From

01/10/2023

to

30/09/2024

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	8 Redholme St MOORABBIN 3189	\$1,650,000	01/11/2024
2	64 Jasper Rd BENTLEIGH 3204	\$1,670,000	12/10/2024
3	5 Boynton St BENTLEIGH EAST 3165	\$1,510,000	07/09/2024

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:

18/12/2024 12:56



4 2 2

Property Type: House

Indicative Selling Price

\$1,599,000

Median House Price

Year ending September 2024: \$1,300,000

Comparable Properties



8 Redholme St MOORABBIN 3189 (REI)

Agent Comments

4 2 3

Price: \$1,650,000

Method: Sold Before Auction

Date: 01/11/2024

Property Type: House (Res)



64 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,670,000

Method: Auction Sale

Date: 12/10/2024

Property Type: House (Res)

Land Size: 775 sqm approx



5 Boynton St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,510,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 591 sqm approx

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