

# 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

2a Gavin Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,252,500

Property Type House

Suburb Moorabbin

Period - From 01/01/2024

to 31/12/2024

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	26a Dega Av BENTLEIGH EAST 3165	\$1,505,000	22/02/2025
2	25 Franklin St MOORABBIN 3189	\$1,599,000	20/01/2025
3	7a Luxmoore St CHELTENHAM 3192	\$1,550,000	04/11/2024

**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:

05/03/2025 11:21



4   2   1

**Property Type:** Townhouse

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
Year ending December 2024: \$1,252,500

## Comparable Properties



**26a Dega Av BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

4   3   2

**Price:** \$1,505,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** Townhouse (Res)



**25 Franklin St MOORABBIN 3189 (REI)**

[Agent Comments](#)

4   2   -

**Price:** \$1,599,000  
**Method:** Private Sale  
**Date:** 20/01/2025  
**Property Type:** Townhouse (Res)



**7a Luxmoore St CHELTENHAM 3192 (REI/VG)**

[Agent Comments](#)

4   3   2

**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 04/11/2024  
**Property Type:** Townhouse (Res)

**Account - Jellis Craig** | P: 03 9194 1200