

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

101/37 GENOA STREET MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

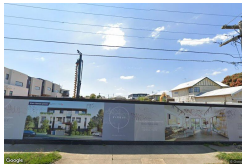
Date of sale

102/18 WORTHING ROAD HIGHETT VIC 3190	\$840,000	01-Jul-25
307/1090 NEPEAN HIGHWAY HIGHETT VIC 3190	\$815,000	06-Jun-25
29 PRIMROSE AVENUE CHELTENHAM VIC 3192	\$876,000	06-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 01 October 2025


**102/18 WORTHING ROAD HIGHETT
VIC 3190**

Sold Price

^{RS} **\$840,000** ^{UN}

Sold Date

01-Jul-25
 3  2  2

Distance

1.82km

**307/1090 NEPEAN HIGHWAY
HIGHETT VIC 3190**

Sold Price

\$815,000

Sold Date

06-Jun-25
 3  2  2

Distance

1.41km

**29 PRIMROSE AVENUE
CHELTENHAM VIC 3192**

Sold Price

^{RS} **\$876,000**

Sold Date

06-Sep-25
 3  2  2

Distance

1.68km
RS = Recent sale

UN = Undisclosed Sale

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