

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

11 Rica Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,810,000

&

\$1,850,000

Median sale price

Median price \$1,295,000

Property Type House

Suburb Moorabbin

Period - From 01/04/2025

to

30/06/2025

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	8 Healey St MOORABBIN 3189	\$1,818,000	21/08/2025
2	1 Otford CI MOORABBIN 3189	\$1,845,000	09/08/2025
3	7 Maher St HIGHETT 3190	\$1,850,000	10/05/2025

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:

08/09/2025 10:58



4 2 3

Property Type: House
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$1,810,000 - \$1,850,000

Median House Price
June quarter 2025: \$1,295,000

Comparable Properties



8 Healey St MOORABBIN 3189 (REI)

Agent Comments

4 2 3

Price: \$1,818,000
Method: Sold Before Auction
Date: 21/08/2025
Property Type: House (Res)
Land Size: 535 sqm approx



1 Otford Cl MOORABBIN 3189 (REI)

Agent Comments

4 2 7

Price: \$1,845,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)



7 Maher St HIGHETT 3190 (REI/VG)

Agent Comments

5 3 4

Price: \$1,850,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 760 sqm approx