

# 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

12 Royena Road, 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 \$1,300,000

&

\$1,400,000

### 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 | 1 Herbert St HIGHETT 3190      | \$1,380,000 | 09/08/2025   |
| 2 | 9 Ikara Ct CHELTENHAM 3192     | \$1,335,000 | 31/07/2025   |
| 3 | 9 Greta Ct HIGHETT 3190        | \$1,455,000 | 20/06/2025   |

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:

24/09/2025 11:14



4 2 2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

June quarter 2025: \$1,295,000

## Comparable Properties



**1 Herbert St HIGHETT 3190 (REI)**

**Agent Comments**

4 1 2

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 09/08/2025

**Property Type:** House (Res)

**Land Size:** 512 sqm approx



**9 Ikara Ct CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,335,000

**Method:** Sold Before Auction

**Date:** 31/07/2025

**Property Type:** House (Res)

**Land Size:** 616 sqm approx



**9 Greta Ct HIGHETT 3190 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,455,000

**Method:** Sold Before Auction

**Date:** 20/06/2025

**Property Type:** House (Res)

**Land Size:** 656 sqm approx