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	12 Royena Road, Moorabbin Vic 3189
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000	
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Median sale price

Median price	\$1,295,000	Pro	perty 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



JellisCraig

Jack Liu 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2025: \$1,295,000





Property Type: House Agent Comments

Comparable Properties



1 Herbert St HIGHETT 3190 (REI)

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Price: \$1,380,000 **Method:** Auction Sale **Date:** 09/08/2025

Property Type: House (Res) **Land Size:** 512 sqm approx

Agent Comments



9 Ikara Ct CHELTENHAM 3192 (REI/VG)

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Price: \$1,335,000

Method: Sold Before Auction

Date: 31/07/2025

Property Type: House (Res) **Land Size:** 616 sqm approx

Agent Comments



9 Greta Ct HIGHETT 3190 (REI/VG)

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Price: \$1,455,000

Method: Sold Before Auction

Date: 20/06/2025

Property Type: House (Res) **Land Size:** 656 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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