

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

3/23 Genoa Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$510,000

&

\$550,000

Median sale price

Median price \$832,500

Property Type Unit

Suburb Moorabbin

Period - From 01/07/2024

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	5/2 Jasper Rd BENTLEIGH 3204	\$530,000	03/06/2025
2	10/17 Kylie Pl CHELTENHAM 3192	\$540,000	02/06/2025
3	4/81 Wilson St CHELTENHAM 3192	\$510,000	22/05/2025

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:

16/08/2025 15:16



3 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$510,000 - \$550,000
Median Unit Price
Year ending June 2025: \$832,500

Comparable Properties



5/2 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$530,000
Method: Private Sale
Date: 03/06/2025
Property Type: Townhouse (Single)

10/17 Kylie Pl CHELTENHAM 3192 (VG)

Agent Comments

- - -

Price: \$540,000
Method: Sale
Date: 02/06/2025
Property Type: Warehouse/Office
Land Size: 138 sqm approx



4/81 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment