

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

40 Worthing Road, Moorabbin Vic 3189

Indicative selling price

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

Single price

\$1,035,000

Median sale price

Median price

\$1,326,000

Property Type

House

Suburb

Moorabbin

Period - From

01/07/2025

to

30/09/2025

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	38 Worthing Rd HIGHETT 3190	\$1,090,000	08/11/2025
2	182 Wickham Rd HIGHETT 3190	\$1,002,000	16/08/2025
3	4 Oaklands Ct HIGHETT 3190	\$950,000	18/06/2025

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:

08/11/2025 18:29



4 2 2

Property Type: House

Indicative Selling Price

\$1,035,000

Median House Price

September quarter 2025: \$1,326,000

Comparable Properties



38 Worthing Rd HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,090,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 558 sqm approx



182 Wickham Rd HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,002,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

4 Oaklands Ct HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$950,000

Method: Sale

Date: 18/06/2025

Property Type: House (Res)

Land Size: 456 sqm approx