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	40 Worthing Road, Moorabbin Vic 3189
Including suburb and	
postcode	

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 F	Property Type	House		Suburb	Moorabbin
Period - From 01/	/07/2025 to	30/09/2025	9	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

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 comparableproperties 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



JellisCraig





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

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)







Price: \$1,002,000 Method: Auction Sale Date: 16/08/2025

Property Type: House (Res)

Agent Comments

4 Oaklands Ct HIGHETT 3190 (VG)





Price: \$950,000 Method: Sale Date: 18/06/2025

Property Type: House (Res) Land Size: 456 sqm approx Agent Comments

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