## 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 6B Bruthen Street, Moorabbin Vic 3189 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,180,000 \$1,280,000 &

#### Median sale price

Median price	\$1,117,500	Pro	perty Type To	wnhouse		Suburb	Moorabbin
Period - From	01/10/2024	to	30/09/2025	So	urce	Property	/ Data

### 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

Add	dress of comparable property	Price	Date of sale
1	3a Margaret St MOORABBIN 3189	\$1,280,000	23/08/2025
2	13a Barbara St MOORABBIN 3189	\$1,196,000	31/05/2025
3	19A Genoa St MOORABBIN 3189	\$1,225,000	30/04/2025

#### 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:	01/10/2025 10:35



# **JellisCraig**

Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

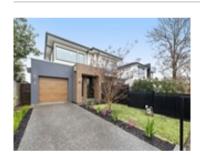
**Indicative Selling Price** \$1,180,000 - \$1,280,000 **Median Townhouse Price** 01/10/2024 - 30/09/2025: \$1,117,500



Rooms: 7

Property Type: Townhouse

# Comparable Properties



3a Margaret St MOORABBIN 3189 (REI)

Price: \$1,280,000

Method: Private Sale Date: 23/08/2025

Property Type: Townhouse (Single)

**Agent Comments** 



13a Barbara St MOORABBIN 3189 (REI)





Agent Comments

Price: \$1,196,000 Method: Auction Sale Date: 31/05/2025

Property Type: Townhouse (Res) Land Size: 356 sqm approx



19A Genoa St MOORABBIN 3189 (REI)

Price: \$1,225,000

Method: Sold Before Auction

Date: 30/04/2025

Property Type: Townhouse (Res) Land Size: 246 sqm approx

**Agent Comments** 

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



