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 \$1,200,000 \$1,300,000 &

Median sale price

Median price	\$1,196,000	Pro	perty Type	Townhous	е	Suburb	Moorabbin
Period - From	20/10/2024	to	19/10/2025		Source	Property	v 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	2/1 Warland Rd HAMPTON EAST 3188	\$1,235,000	20/08/2025
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:	20/10/2025 10:10



JellisCraig

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

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 20/10/2024 - 19/10/2025: \$1,196,000





Rooms: 6

Property Type: Townhouse

Comparable Properties



3a Margaret St MOORABBIN 3189 (REI)

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3

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2

Price: \$1,280,000 **Method:** Private Sale **Date:** 23/08/2025

Property Type: Townhouse (Single)

Agent Comments



2/1 Warland Rd HAMPTON EAST 3188 (REI)

3



2



Price: \$1,235,000

Method: Sold Before Auction

Date: 20/08/2025

Property Type: Townhouse (Res)

Agent Comments



19A Genoa St MOORABBIN 3189 (REI)

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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



