

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

6B Bruthen Street, Moorabbin Vic 3189

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

Property Type Townhouse

Suburb Moorabbin

Period - From 01/10/2024

to

30/09/2025

Source

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	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 comparable properties 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

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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median Townhouse Price

01/10/2024 - 30/09/2025: \$1,117,500



4 3 2

Rooms: 7

Property Type: Townhouse

Comparable Properties



3a Margaret St MOORABBIN 3189 (REI)

3 2 2

Agent Comments

Price: \$1,280,000

Method: Private Sale

Date: 23/08/2025

Property Type: Townhouse (Single)



13a Barbara St MOORABBIN 3189 (REI)

3 2 1

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)

4 3 2

Agent Comments

Price: \$1,225,000

Method: Sold Before Auction

Date: 30/04/2025

Property Type: Townhouse (Res)

Land Size: 246 sqm approx

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