

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

8 Healey Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,650,000

&

\$1,780,000

Median sale price

Median price \$1,295,000

Property Type House

Suburb Moorabbin

Period - From 01/04/2025

to

30/06/2025

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	1 Otford CI MOORABBIN 3189	\$1,845,000	09/08/2025
2	23 Morley Cr HIGHETT 3190	\$1,750,000	28/07/2025
3	6 Orana Ct MOORABBIN 3189	\$1,770,000	24/02/2025

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:

20/08/2025 11:42



4 2 3

Property Type: House

Comparable Properties



1 Otford CI MOORABBIN 3189 (REI)

4 2 7

[Agent Comments](#)

Price: \$1,845,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)



23 Morley Cr HIGHETT 3190 (REI)

4 2 2

[Agent Comments](#)

Price: \$1,750,000

Method: Private Sale

Date: 28/07/2025

Property Type: House (Res)

Land Size: 562 sqm approx



6 Orana Ct MOORABBIN 3189 (REI/VG)

4 2 2

[Agent Comments](#)

Price: \$1,770,000

Method: Sold Before Auction

Date: 24/02/2025

Property Type: House (Res)

Land Size: 677 sqm approx