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	4B Sheppard Street, Moorabbin Vic 3189

Indicative selling price

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

Single price $1,549,000

Median sale price

Median price $1,237,500 Property Type Townhouse Suburb Moorabbin

Period - From 16/03/2025 to 15/03/2026 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	1/2 Amiriya St BENTLEIGH EAST 3165	$1,580,000	02/01/2026
2	5a The Crescent HIGHETT 3190	$1,550,000	28/11/2025
3	374a Chesterville Rd BENTLEIGH EAST 3165	$1,500,000	17/11/2025

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: 16/03/2026 11:21

4B Sheppard Street, Moorabbin Vic 3189

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4 3 2

Rooms: 6
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,549,000
Median Townhouse Price
16/03/2025 - 15/03/2026: $1,237,500

Comparable Properties



1/2 Amiriya St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,580,000
Method: Private Sale
Date: 02/01/2026
Property Type: Townhouse (Single)
Land Size: 384 sqm approx

Agent Comments



5a The Crescent HIGHETT 3190 (REI)

3 3 3

Price: $1,550,000
Method: Sold Before Auction
Date: 28/11/2025
Property Type: Townhouse (Res)

Agent Comments



374a Chesterville Rd BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,500,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx

Agent Comments

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