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	19b Clay Street, Moorabbin VIC 3189

Indicative selling price

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

Single price	$1,559,000

Median sale price

Median price	$772,500	Property Type	Other	Suburb	Moorabbin
Period - From	19/09/2025	to	17/03/2026	Source	pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5a The Crescent , Highett Vic	$1,550,000	28/11/2025
24B Avon St, Moorabbin Vic	$1,550,000	11/11/2025
13b Princess Av, Highett Vic	$1,580,000	11/10/2025

This Statement of Information was prepared on: 19/03/2026