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	3/22 Stayner Grove, Moorabbin VIC 3189

Indicative selling price

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

Range between $1,490,000 & $1,590,000

Median sale price

Median price $772,500 Property Type Unit Suburb Moorabbin

Period - From 17/09/2025 to 16/03/2026 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
28a Atkinson St, Bentleigh Vic	$1,530,000	04/10/2025
9a Tibrockney St, Highett Vic	$1,500,000	24/10/2025
24B Avon St, Moorabbin Vic	$1,550,000	11/11/2025

This Statement of Information was prepared on: 17/03/2026