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	1/22 Stayner Grove, Moorabbin Vic 3189

Indicative selling price

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

Range between $1,400,000 & $1,490,000

Median sale price

Median price $1,180,000 Property Type House Suburb Moorabbin

Period - From 01/04/2026 to 30/06/2026 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	21B Mount View Rd HIGHETT 3190	$1,410,000	07/07/2026
2	61 Rowans Rd HIGHETT 3190	$1,485,000	28/05/2026
3	18a Jackson Rd HIGHETT 3190	$1,481,000	11/03/2026

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: 19/08/2026 17:47

1/22 Stayner Grove, Moorabbin Vic 3189

JellisCraig

Craig Harrison
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4 3 2

Property Type: House

Indicative Selling Price
$1,400,000 - $1,490,000
Median House Price
June quarter 2026: $1,180,000

Comparable Properties



21B Mount View Rd HIGHETT 3190 (REI)

4 3 2

Price: $1,410,000
Method: Private Sale
Date: 07/07/2026
Property Type: Townhouse (Res)
Land Size: 326 sqm approx

Agent Comments



61 Rowans Rd HIGHETT 3190 (VG)

4 - -

Price: $1,485,000
Method: Sale
Date: 28/05/2026
Property Type: House (Res)
Land Size: 336 sqm approx

Agent Comments



18a Jackson Rd HIGHETT 3190 (REI/VG)

4 3 2

Price: $1,481,000
Method: Private Sale
Date: 11/03/2026
Property Type: Townhouse (Single)
Land Size: 299 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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