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	1/4 Avon Street, Moorabbin Vic 3189

Indicative selling price

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

Range between $1,150,000 & $1,190,000

Median sale price

Median price $1,335,000 Property Type Townhouse Suburb Moorabbin

Period - From 03/08/2025 to 02/08/2026 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	2a Livingston St HIGHETT 3190	$1,162,000	26/02/2026
2			
3			

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: 03/08/2026 15:18

1/4 Avon Street, Moorabbin Vic 3189

JellisCraig

Anthony Fordham
9593 4500
0408 107 514
anthonyfordham@jelliscraig.com.au



4 2 2

Property Type: Townhouse

Indicative Selling Price
$1,150,000 - $1,190,000
Median Townhouse Price
03/08/2025 - 02/08/2026: $1,335,000

Comparable Properties



2a Livingston St HIGHETT 3190 (REI)

4 2 1

Price: $1,162,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Townhouse (Single)

Agent Comments

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.

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