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	30 Isabella Street, Moorabbin VIC 3189

Indicative selling price

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

Single price	$1,295,000

Median sale price

Median price	$1,290,000	Property Type	House	Suburb	Moorabbin
Period - From	03/03/2026	to	30/08/2026	Source	Cotality™

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
14 Wimmera Street Moorabbin VIC 3189	$1,350,000	25/03/2026
8 Cooma Street Moorabbin VIC 3189	$1,410,000	12/08/2026
9 Hamer Street Moorabbin VIC 3189	$1,366,000	18/04/2026

This Statement of Information was prepared on: 31/08/2026