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	440 South Road, Moorabbin Vic 3189

Indicative selling price

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

Single price $989,000

Median sale price

Median price $1,270,000 Property Type House Suburb Moorabbin

Period - From 01/07/2025 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	1065 Nepean Hwy MOORABBIN 3189	$1,070,000	18/08/2026
2	1 East Boundary Rd BENTLEIGH EAST 3165	$1,060,000	17/07/2026
3	9 Rosebud Av MOORABBIN 3189	$1,060,000	14/07/2026

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: 07/09/2026 10:58

440 South Road, Moorabbin Vic 3189

JellisCraig

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3 2 2

Property Type: House

Indicative Selling Price
$989,000
Median House Price
Year ending June 2026: $1,270,000

Comparable Properties



1065 Nepean Hwy MOORABBIN 3189 (REI)

4 2 1

Price: $1,070,000
Method: Private Sale
Date: 18/08/2026
Property Type: House (Res)

Agent Comments



1 East Boundary Rd BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,060,000
Method: Private Sale
Date: 17/07/2026
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



9 Rosebud Av MOORABBIN 3189 (REI)

3 2 4

Price: $1,060,000
Method: Private Sale
Date: 14/07/2026
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments

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