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	49 Bulli Street, Moorabbin Vic 3189

Indicative selling price

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

Range between $1,575,000 & $1,625,000

Median sale price

Median price $1,250,000 Property Type House Suburb Moorabbin

Period - From 29/01/2024 to 28/01/2025 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	3 Wards Gr BENTLEIGH EAST 3165	$1,570,000	16/11/2024
2	8 Redholme St MOORABBIN 3189	$1,650,000	01/11/2024
3	15 Kenlon St BENTLEIGH EAST 3165	$1,650,000	07/09/2024

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: 29/01/2025 16:00

49 Bulli Street, Moorabbin Vic 3189

KAY & BURTON



3

Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price
$1,575,000 - $1,625,000
Median House Price
29/01/2024 - 28/01/2025: $1,250,000

Comparable Properties



3 Wards Gr BENTLEIGH EAST 3165 (REI/VG)

3 2 6

Price: $1,570,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments



8 Redholme St MOORABBIN 3189 (REI/VG)

4 2 3

Price: $1,650,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments



15 Kenlon St BENTLEIGH EAST 3165 (REI/VG)

5 3 2

Price: $1,650,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments

Account - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171

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