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	14 Florida Court, Moorabbin Vic 3189

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,220,000 Property Type Townhouse Suburb Moorabbin

Period - From 08/04/2024 to 07/04/2025 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	34 Monterey Dr CHELTENHAM 3192	$1,070,000	17/02/2025
2	10/2-4 Faulkner St BENTLEIGH 3204	$1,025,000	30/01/2025
3	6/384-386 Bluff Rd SANDRINGHAM 3191	$1,100,000	07/01/2025

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: 08/04/2025 10:37

14 Florida Court, Moorabbin Vic 3189

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3 2 1

Rooms: 4
Property Type: Townhouse

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
08/04/2024 - 07/04/2025: $1,220,000

Comparable Properties



34 Monterey Dr CHELTENHAM 3192 (REI)

3 2 2

Price: $1,070,000
Method: Sold Before Auction
Date: 17/02/2025
Property Type: Townhouse (Res)
Land Size: 187 sqm approx

Agent Comments



10/2-4 Faulkner St BENTLEIGH 3204 (REI)

3 2 2

Price: $1,025,000
Method: Auction Sale
Date: 30/01/2025
Property Type: Townhouse (Single)

Agent Comments



6/384-386 Bluff Rd SANDRINGHAM 3191 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 07/01/2025
Property Type: Townhouse (Res)
Land Size: 162 sqm approx

Agent Comments

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