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	8 Healey Street, Moorabbin Vic 3189

Indicative selling price

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

Range between $1,650,000 & $1,780,000

Median sale price

Median price $1,295,000 Property Type House Suburb Moorabbin

Period - From 01/04/2025 to 30/06/2025 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	1 Otford Cl MOORABBIN 3189	$1,845,000	09/08/2025
2	23 Morley Cr HIGHETT 3190	$1,750,000	28/07/2025
3	6 Orana Ct MOORABBIN 3189	$1,770,000	24/02/2025

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: 20/08/2025 11:42

8 Healey Street, Moorabbin Vic 3189

JellisCraig

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4 2 3

Property Type: House

Indicative Selling Price
$1,650,000 - $1,780,000
Median House Price
June quarter 2025: $1,295,000

Comparable Properties



1 Otford Cl MOORABBIN 3189 (REI)

4 2 7

Price: $1,845,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)

Agent Comments



23 Morley Cr HIGHETT 3190 (REI)

4 2 2

Price: $1,750,000
Method: Private Sale
Date: 28/07/2025
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments



6 Orana Ct MOORABBIN 3189 (REI/VG)

4 2 2

Price: $1,770,000
Method: Sold Before Auction
Date: 24/02/2025
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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