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	1/46 Grandview Grove, Moorabbin Vic 3189

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $905,000 Property Type Unit 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	1/50 Barilla Rd MOORABBIN 3189	$755,000	26/07/2025
2	5/5 Wesley Ct HIGHETT 3190	$725,000	19/07/2025
3	6/23 Charming St HAMPTON EAST 3188	$780,000	05/07/2025

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: 05/08/2025 08:04

1/46 Grandview Grove, Moorabbin Vic 3189



2 1 2

Rooms: 4
Property Type: Unit
Land Size: 288 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
June quarter 2025: $905,000

Comparable Properties



1/50 Barilla Rd MOORABBIN 3189 (REI)

2 1 1

Price: $755,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit
Land Size: 170 sqm approx

Agent Comments



5/5 Wesley Ct HIGHETT 3190 (REI)

2 1 1

Price: $725,000
Method: Private Sale
Date: 19/07/2025
Property Type: Unit

Agent Comments



6/23 Charming St HAMPTON EAST 3188 (REI)

2 1 1

Price: $780,000
Method: Private Sale
Date: 05/07/2025
Property Type: Unit

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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