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<br>Including suburb and postcode | 12 Royena Road, Moorabbin Vic 3189 |

## Indicative selling price

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

Range between $1,300,000 & $1,400,000

## 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 Herbert St HIGHETT 3190 | $1,380,000 | 09/08/2025 |
| 2 | 9 Ikara Ct CHELTENHAM 3192 | $1,335,000 | 31/07/2025 |
| 3 | 9 Greta Ct HIGHETT 3190 | $1,455,000 | 20/06/2025 |

**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: 24/09/2025 11:14

12 Royena Road, Moorabbin Vic 3189

JellisCraig

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**Indicative Selling Price**
$1,300,000 - $1,400,000
**Median House Price**
June quarter 2025: $1,295,000



4 2 2

**Property Type:** House

Agent Comments

# Comparable Properties



**1 Herbert St HIGHETT 3190 (REI)**

4 1 2

**Price:** $1,380,000
**Method:** Auction Sale
**Date:** 09/08/2025
**Property Type:** House (Res)
**Land Size:** 512 sqm approx

Agent Comments



**9 Ikara Ct CHELTENHAM 3192 (REI/VG)**

4 2 2

**Price:** $1,335,000
**Method:** Sold Before Auction
**Date:** 31/07/2025
**Property Type:** House (Res)
**Land Size:** 616 sqm approx

Agent Comments



**9 Greta Ct HIGHETT 3190 (REI/VG)**

4 3 2

**Price:** $1,455,000
**Method:** Sold Before Auction
**Date:** 20/06/2025
**Property Type:** House (Res)
**Land Size:** 656 sqm approx

Agent Comments



REIV THE DIFFERENCE

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