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	37 Gwenda Avenue, Moorabbin VIC 3189

Indicative selling price

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

Range between $1,520,000 & $1,590,000

Median sale price

Median price $1,240,000 Property Type House Suburb Moorabbin

Period - From 29/03/2025 to 28/09/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Bruthen Street Moorabbin VIC 3189	$1,575,000	15/08/2025
12 Daff Avenue Hampton East VIC 3188	$1,595,000	12/07/2025
9 Rodney Street Moorabbin VIC 3189	$1,570,000	13/05/2025

This Statement of Information was prepared on: 29/09/2025