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	2/7 Joan Street, Moorabbin Vic 3189

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,196,000 Property Type Townhouse Suburb Moorabbin

Period - From 20/10/2024 to 19/10/2025 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	2c Werona St BENTLEIGH 3204	$900,000	11/10/2025
2	1/140 Wickham Rd HAMPTON EAST 3188	$950,000	27/09/2025
3	7/15 Graham Rd HIGHETT 3190	$930,000	25/07/2025

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: 20/10/2025 15:08

2/7 Joan Street, Moorabbin Vic 3189

JellisCraig

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2 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Townhouse Price
20/10/2024 - 19/10/2025: $1,196,000

Comparable Properties



2c Werona St BENTLEIGH 3204 (REI)

3 2 2

Price: $900,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments



1/140 Wickham Rd HAMPTON EAST 3188 (REI)

3 2 2

Price: $950,000
Method: Sold Before Auction
Date: 27/09/2025
Property Type: Townhouse (Res)

Agent Comments



7/15 Graham Rd HIGHETT 3190 (VG)

2 - -

Price: $930,000
Method: Sale
Date: 25/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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