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: 21 Barbara Street, Moorabbin Vic 3189

Indicative selling price

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

Range between: $870,000 & $940,000

Median sale price

Median price: $1,326,000 Property Type: House Suburb: Moorabbin

Period - From: 01/07/2025 to: 30/09/2025 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	4 Oaklands Ct HIGHETT 3190	$950,000	18/06/2025
2	4 Ashleigh Ct CHELTENHAM 3192	$890,000	06/06/2025
3			

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: 10/11/2025 13:53

21 Barbara Street, Moorabbin Vic 3189



Property Type:
Agent Comments

Indicative Selling Price
$870,000 - $940,000
Median House Price
September quarter 2025: $1,326,000

Comparable Properties

4 Oaklands Ct HIGHETT 3190 (VG)

3 - -

Agent Comments

Price: $950,000
Method: Sale
Date: 18/06/2025
Property Type: House (Res)
Land Size: 456 sqm approx



4 Ashleigh Ct CHELTENHAM 3192 (REI/VG)

2 1 2

Agent Comments

Price: $890,000
Method: Sold Before Auction
Date: 06/06/2025
Property Type: House (Res)
Land Size: 692 sqm approx

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.

Account - Buxton | P: 03 9563 9933

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