

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

12 Walsh Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,255,444 Property Type House Suburb Moorabbin

Period - From 03/03/2025 to 02/03/2026 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	21 Barbara St MOORABBIN 3189	\$1,100,000	26/11/2025
2	29 Franklin St MOORABBIN 3189	\$1,200,000	08/11/2025
3	22 Walsh Av MOORABBIN 3189	\$1,200,000	21/10/2025

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:

03/03/2026 11:45

Sarah Gursansky

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

03/03/2025 - 02/03/2026: \$1,255,444



3 1 4

Property Type: House

Comparable Properties



21 Barbara St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: House (Res)

Land Size: 655 sqm approx



29 Franklin St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 604 sqm approx

22 Walsh Av MOORABBIN 3189 (VG)

Agent Comments

3 - -

Price: \$1,200,000

Method: Sale

Date: 21/10/2025

Property Type: House (Res)

Land Size: 596 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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