

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

207/37 GENOA STREET MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$599,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

Unit

Suburb

Moorabbin

Period-from

01 Jan 2025

to

31 Dec 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 6 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

306/37 GENOA STREET MOORABBIN VIC 3189	\$695,000	23-Jul-25
G04/1193 NEPEAN HIGHWAY HIGHETT VIC 3190	\$610,000	01-Aug-25
1/76 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$655,000	18-Nov-25

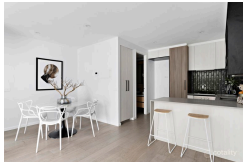
OR

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 6 months.~~

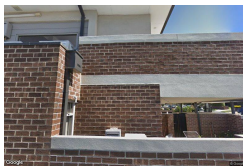
This Statement of Information was prepared on: 19 January 2026


**306/37 GENOA STREET
MOORABBIN VIC 3189**
 2
  2
  1

 Sold Price **\$695,000** Sold Date **23-Jul-25**

 Distance **0km**

**G04/1193 NEPEAN HIGHWAY
HIGHETT VIC 3190**
 2
  2
  1

 Sold Price **\$610,000** Sold Date **01-Aug-25**

 Distance **1.5km**

**1/76 CHESTERVILLE ROAD
CHELTENHAM VIC 3192**
 2
  2
  1

 Sold Price **\$655,000** Sold Date **18-Nov-25**

 Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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