

# 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

19b Clay Street, Moorabbin VIC 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$772,500

Property Type

Other

Suburb

Moorabbin

Period - From

25/08/2025

to

23/02/2026

Source

pdol

### 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
10a Dawn St, Highett Vic	\$1,505,000	24/10/2025
24B Avon St, Moorabbin Vic	\$1,550,000	11/11/2025
3/11 Turner Rd, Highett Vic	\$1,600,000	05/09/2025

This Statement of Information was prepared on:

25/02/2026