

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

22b Franklin Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,250,000 Property Type Townhouse Suburb Moorabbin

Period - From 24/02/2025 to 23/02/2026 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	21A Almurta Rd BENTLEIGH EAST 3165	\$1,475,000	28/01/2026
2	374a Chesterville Rd BENTLEIGH EAST 3165	\$1,500,000	17/11/2025
3	89a Wingate St BENTLEIGH EAST 3165	\$1,500,000	27/10/2025

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:

24/02/2026 16:15

22b Franklin Street, Moorabbin Vic 3189



 4  3  2

Property Type: Townhouse (Res)

Land Size: 326 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Townhouse Price

24/02/2025 - 23/02/2026: \$1,250,000

Comparable Properties



21A Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,475,000

Method: Sold Before Auction

Date: 28/01/2026

Property Type: Townhouse (Res)



374a Chesterville Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,500,000

Method: Sold Before Auction

Date: 17/11/2025

Property Type: Townhouse (Res)

Land Size: 295 sqm approx



89a Wingate St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Private Sale

Date: 27/10/2025

Property Type: Townhouse (Single)

Land Size: 372 sqm approx

Account - Slater & Levin



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