

# 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

3 Grandview Grove, 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

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,292,500

Property Type

Other

Suburb

Moorabbin

Period - From

18/08/2025

to

16/02/2026

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 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
15 Perry Street Moorabbin VIC 3189	\$1,550,000	15/11/2025
28 Grandview Grove Moorabbin VIC 3189	\$1,485,000	25/10/2025
37 Gwenda Avenue Moorabbin VIC 3189	\$1,620,000	25/10/2025

This Statement of Information was prepared on:

18/02/2026