

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

23 Ashlar Road, 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 \$1,270,000 Property Type House Suburb Moorabbin

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	1/39 Paschal St BENTLEIGH 3204	\$1,180,000	06/12/2025
2	26 Chapel Rd MOORABBIN 3189	\$1,200,000	07/11/2025
3	520 South Rd MOORABBIN 3189	\$1,145,000	23/08/2025

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:

21/01/2026 10:11



2 1 4

Rooms: 4
Property Type: House (Res)
Land Size: 514 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending December 2025: \$1,270,000

Comparable Properties



1/39 Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,180,000
Method: Private Sale
Date: 06/12/2025
Property Type: Unit



26 Chapel Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$1,200,000
Method: Private Sale
Date: 07/11/2025
Property Type: House



520 South Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,145,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 602 sqm approx

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