

# 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

3/22 Stayner 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

\$1,600,000

&

\$1,650,000

### Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Moorabbin

Period - From

12/08/2025

to

11/02/2026

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
3/11 Turner Road Highett VIC 3190	\$1,600,000	05/09/2025
11A Warland Road Hampton East VIC 3188	\$1,628,000	27/09/2025
12B Gilarth Street Highett VIC 3190	\$1,670,000	03/10/2025

This Statement of Information was prepared on:

12/02/2026