

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

210/37 GENOA STREET MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,281,250

Property type

House

Suburb

Moorabbin

Period-from

01 Feb 2025

to

31 Jan 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 6 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

109/37 GENOA STREET MOORABBIN VIC 3189	\$825,000	08-Oct-25
1/3 ASHLEIGH COURT CHELTENHAM VIC 3192	\$890,000	30-Aug-25
301/1A TURNER ROAD HIGHETT VIC 3190	\$805,000	16-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 03 February 2026


**109/37 GENOA STREET
MOORABBIN VIC 3189**
 3  -  -

 Sold Price **\$825,000** Sold Date **08-Oct-25**

 Distance **0km**

**1/3 ASHLEIGH COURT
CHELTENHAM VIC 3192**
 3  1  1

 Sold Price **\$890,000** Sold Date **30-Aug-25**

 Distance **1.21km**

**301/1A TURNER ROAD HIGHETT
VIC 3190**
 3  2  1

 Sold Price **\$805,000** Sold Date **16-Nov-25**

 Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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