

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 4B Sheppard 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 \$1,237,500 Property Type Townhouse Suburb Moorabbin

Period - From 16/02/2025 to 15/02/2026 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	5a Saltair St HAMPTON EAST 3188	\$1,465,000	19/11/2025
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: 16/02/2026 23:22

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Indicative Selling Price

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

Median Townhouse Price

16/02/2025 - 15/02/2026: \$1,237,500



4 3 2

Rooms: 6

Property Type: Townhouse

Comparable Properties



5a Saltair St HAMPTON EAST 3188 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,465,000

Method: Sold Before Auction

Date: 19/11/2025

Property Type: Townhouse (Res)

Land Size: 312 sqm approx



374a Chesterville Rd BENTLEIGH EAST 3165 (REI)

[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)

[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 - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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