

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

Single price \$1,565,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Moorabbin

Period - From 19/11/2025

to 18/05/2026

Source pdol

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
2 Nowra St, Moorabbin Vic	\$1,710,000	21/03/2026
8 McFarlane Ct, HIGHETT Vic	\$1,605,000	24/02/2026
10 Rowans Rd, HIGHETT Vic	\$1,600,000	28/03/2026

This Statement of Information was prepared on:

19/05/2026