

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

10 Healey Street, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,125,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Moorabbin

Period - From 01/04/2025

to 31/03/2026

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	20 Marrbridge Rd MOORABBIN 3189	\$1,120,000	21/03/2026
2	22 Narooma St MOORABBIN 3189	\$1,180,000	24/11/2025
3	55 Keith St HAMPTON EAST 3188	\$1,140,000	08/11/2025

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:

21/04/2026 13:39

Kieran Lynch
 (03) 9555 1911
 0430 306 801
 kieran@lynchs.com



3 2 4

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price

\$1,125,000

Median House Price

Year ending March 2026: \$1,300,000

Comparable Properties



20 Marrbridge Rd MOORABBIN 3189 (REI)

Agent Comments

4 2 2

Price: \$1,120,000

Method: Private Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 585 sqm approx



22 Narooma St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Auction Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 540 sqm approx



55 Keith St HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,140,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 540 sqm approx

Account - Lynchs Real Estate | P: 03 9555 1911