

## 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

32A MARRBRIDGE ROAD MOORABBIN VIC 3189

### Indicative selling price

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

Single Price

or range  
between

\$1,180,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

8 ORLOFF STREET BENTLEIGH EAST VIC 3165	\$1,271,000	05-Oct-24
11A SURREY STREET BENTLEIGH EAST VIC 3165	\$1,350,000	18-Sep-24
1/45 ELIZABETH STREET BENTLEIGH EAST VIC 3165	\$1,237,000	16-Oct-24

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: 04 March 2025

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**8 ORLOFF STREET BENTLEIGH  
EAST VIC 3165**

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Sold Price **\$1,271,000** Sold Date **05-Oct-24**Distance **0.86km****11A SURREY STREET BENTLEIGH  
EAST VIC 3165**

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Sold Price **\$1,350,000** Sold Date **18-Sep-24**Distance **1.53km****1/45 ELIZABETH STREET  
BENTLEIGH EAST VIC 3165**

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Sold Price **\$1,237,000** Sold Date **16-Oct-24**Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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