

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

804/6 Station Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$655,000 Property type Unit Suburb Moorabbin

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
11/12 Gleniffer Av BRIGHTON EAST 3187	\$595,000	03/02/2024
116/286 Highett Rd HIGHETT 3190	\$575,000	13/12/2023
301/451 South Rd BENTLEIGH 3204	\$550,000	02/02/2024

This Statement of Information was prepared on: 15/02/2024