

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

1/97 ROWANS ROAD MOORABBIN VIC 3189

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

1/50 BARILLA ROAD MOORABBIN VIC 3189	\$755,000	26-Jul-25
11/4-6 MAXWELL COURT MOORABBIN VIC 3189	\$740,000	18-Oct-25
2/19 BARILLA ROAD MOORABBIN VIC 3189	\$755,250	08-Sep-25

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: 26 November 2025



**1/50 BARILLA ROAD MOORABBIN
VIC 3189**

2 1 1

Sold Price

\$755,000

Sold Date

26-Jul-25

Distance

0.38km



**11/4-6 MAXWELL COURT
MOORABBIN VIC 3189**

2 1 2

Sold Price

^{RS} **\$740,000**

Sold Date

18-Oct-25

Distance

0.43km



**2/19 BARILLA ROAD MOORABBIN
VIC 3189**

2 1 1

Sold Price

^{RS} **\$755,250**

Sold Date

08-Sep-25

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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