

# 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

108/6 Station Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$380,000

&

\$400,000

### Median sale price

Median price

\$742,500

Property Type

Unit

Suburb

Moorabbin

Period - From

25/09/2024

to

24/09/2025

Source

Property Data

### 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 | 10/463 South Rd BENTLEIGH 3204  | \$400,000 | 06/08/2025   |
| 2 | 112/6 Station St MOORABBIN 3189 | \$400,000 | 18/07/2025   |
| 3 | 907/6 Station St MOORABBIN 3189 | \$300,000 | 14/04/2025   |

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:

25/09/2025 14:45



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$380,000 - \$400,000  
**Median Unit Price**  
25/09/2024 - 24/09/2025: \$742,500

## Comparable Properties



**10/463 South Rd BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 06/08/2025  
**Property Type:** Apartment



**112/6 Station St MOORABBIN 3189 (REI/VG)**

Agent Comments



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 18/07/2025  
**Property Type:** Apartment

**907/6 Station St MOORABBIN 3189 (VG)**

Agent Comments



**Price:** \$300,000  
**Method:** Sale  
**Date:** 14/04/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222