

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

2/19 BARILLA 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Aug 2024

to

31 Jul 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

4/9-11 BARILLA ROAD MOORABBIN VIC 3189	\$784,000	16-Jul-25
44A CLAY STREET MOORABBIN VIC 3189	\$715,000	24-May-25
7/134 WICKHAM ROAD HAMPTON EAST VIC 3188	\$690,000	16-Jun-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: 18 August 2025

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**4/9-11 BARILLA ROAD
MOORABBIN VIC 3189**
 2  1  1

Sold Price ^{RS} **\$784,000** ^{UN} Sold Date **16-Jul-25**

Distance **0.08km**

**44A CLAY STREET MOORABBIN
VIC 3189**
 2  1  1

Sold Price **\$715,000** Sold Date **24-May-25**

Distance **0.54km**

**7/134 WICKHAM ROAD HAMPTON
EAST VIC 3188**
 2  1  1

Sold Price **\$690,000** Sold Date **16-Jun-25**

Distance **0.86km**
RS = Recent sale

UN = Undisclosed Sale

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