

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

2/97 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Sep 2024

to

31 Aug 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

7/134 WICKHAM ROAD HAMPTON EAST VIC 3188	\$690,000	16-Jun-25
3/42 BEAUMARIS PARADE HIGHETT VIC 3190	\$655,000	12-Jun-25
1/11 ARGUS STREET CHELTENHAM VIC 3192	\$675,000	30-Aug-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: 12 September 2025



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

2 1 1

Sold Price

\$690,000

Sold Date

16-Jun-25

Distance

1.22km



**3/42 BEAUMARIS PARADE
HIGHETT VIC 3190**

2 1 1

Sold Price

\$655,000

Sold Date

12-Jun-25

Distance

1.73km



**1/11 ARGUS STREET CHELTENHAM
VIC 3192**

2 1 2

Sold Price

^{RS} **\$675,000**

Sold Date

30-Aug-25

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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