

## 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

2A CLAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

1/3 FIDDES STREET MOORABBIN VIC 3189

\$1,117,500

12-Mar-25

14 FLORIDA COURT MOORABBIN VIC 3189

\$1,100,000

20-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: 28 June 2025



**1/3 FIDDES STREET MOORABBIN  
VIC 3189**

Sold Price

**\$1,117,500**

Sold Date

**12-Mar-25**

3

2

1

Distance

**0.08km**



**14 FLORIDA COURT MOORABBIN  
VIC 3189**

Sold Price

<sup>RS</sup>

**\$1,100,000**

Sold Date

**20-Jun-25**

3

2

1

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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