

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

303/11 Central Avenue, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000 & \$560,000

Median sale price

Median price \$685,000

Property Type Unit

Suburb Moorabbin

Period - From 13/05/2024

to 12/05/2025

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	9/3 William St MOORABBIN 3189	\$595,000	19/04/2025
2	201/1056 Nepean Hwy HIGHETT 3190	\$570,000	07/04/2025
3	503/11 Central Av MOORABBIN 3189	\$560,000	08/02/2025

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:

13/05/2025 09:55



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000 - \$560,000

Median Unit Price

13/05/2024 - 12/05/2025: \$685,000

Comparable Properties



9/3 William St MOORABBIN 3189 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 19/04/2025

Property Type: Apartment



201/1056 Nepean Hwy HIGHETT 3190 (REI/VG)

Agent Comments

2 2 1

Price: \$570,000

Method: Private Sale

Date: 07/04/2025

Property Type: Apartment



503/11 Central Av MOORABBIN 3189 (REI/VG)

Agent Comments

2 2 1

Price: \$560,000

Method: Private Sale

Date: 08/02/2025

Property Type: Apartment

Account - Atria Real Estate