

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

47 Fiddes Street, Moorabbin VIC 3189

Indicative selling price

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

Single price

\$1,385,000

Median sale price

Median price

\$1,281,250

Property Type

House

Suburb

Moorabbin

Period - From

03/08/2025

to

01/02/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
473 Highett Road Highett VIC 3190	\$1,360,000	04/12/2025
8 Keith Street Hampton East VIC 3188	\$1,385,000	08/11/2025
28 Grandview Grove Moorabbin VIC 3189	\$1,485,000	25/10/2025

This Statement of Information was prepared on:

03/02/2026