

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

603/6 STATION STREET 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Jul 2024

to

30 Jun 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

3/7 BRENTWOOD STREET BENTLEIGH VIC 3204	450000	18-Mar-25
105/8 RAILWAY CRESCENT BENTLEIGH VIC 3204	527000	27-Jan-25
5/2 JASPER ROAD BENTLEIGH VIC 3204	530000	03-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.~~

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3/7 BRENTWOOD STREET BENTLEIGH VIC 3204

 2  1  1

Sold Price **450000** Sold Date **18-Mar-25**

Distance **0.68km**

3/7 BRENTWOOD STREET, BENTLEIGH



105/8 RAILWAY CRESCENT BENTLEIGH VIC 3204

 2  1  1

Sold Price **527000** Sold Date **27-Jan-25**

Distance **0.35km**



5/2 JASPER ROAD BENTLEIGH VIC 3204

 2  1  1

Sold Price ^{RS} **530000** ^{UN} Sold Date **03-Jun-25**

Distance **0.32km**



706/6 STATION STREET MOORABBIN VIC 3189

 2  1  1

Sold Price **480000** Sold Date **19-Feb-25**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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