

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 5/15 Baker Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$775,000 Property Type Unit Suburb Moorabbin

Period - From 23/06/2025 to 22/06/2026 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	5/55 Wickham Rd HAMPTON EAST 3188	\$655,000	13/06/2026
2	1/561 South Rd BENTLEIGH 3204	\$670,000	30/04/2026
3			

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: 23/06/2026 15:06



 2  1  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
23/06/2025 - 22/06/2026: \$775,000

Comparable Properties



5/55 Wickham Rd HAMPTON EAST 3188 (REI)

[Agent Comments](#)

 2  1  1

Price: \$655,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Unit



1/561 South Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)

 2  1  2

Price: \$670,000
Method: Private Sale
Date: 30/04/2026
Property Type: Unit

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.

Account - Barry Plant | P: 03 9586 0500