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	2/19 BARILLA ROAD 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	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$726,000	Property type	Unit	Suburb	Moorabbin
Period-from	01 Aug 2024	to	31 Jul 2025	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 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
4/9-11 BARILLA ROAD MOORABBIN VIC 3189	$784,000	16-Jul-25
44A CLAY STREET MOORABBIN VIC 3189	$715,000	24-May-25
7/134 WICKHAM ROAD HAMPTON EAST VIC 3188	$690,000	16-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: 18 August 2025

OBrien Real Estate

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4/9-11 BARILLA ROAD MOORABBIN VIC 3189

2 1 1

Sold Price RS **$784,000** UN Sold Date **16-Jul-25**

Distance **0.08km**



44A CLAY STREET MOORABBIN VIC 3189

2 1 1

Sold Price **$715,000** Sold Date **24-May-25**

Distance **0.54km**



7/134 WICKHAM ROAD HAMPTON EAST VIC 3188

2 1 1

Sold Price **$690,000** Sold Date **16-Jun-25**

Distance **0.86km**

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

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