Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 B Gwenda Avenue Moorabbin, 3189

Indicative selling price

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

Range between	$830,000 & $913,000

Median sale price

Median price	$715,000	Property Type	TOWNHOUSE	Suburb	MOORABBIN
Period - From	01-Jan-2025	to	30-Nov-2025	Source	Cotality

Comparable property sales

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	2/3 Linton Street Moorabbin 3189	$840,000	13-Oct-2025
2	2/3 GUERNSEY AVENUE HAMPTON EAST VIC 3188	$965,000	29-Nov-2024
3	1090 Nepean Highway Moorabbin	$900,000	31-Oct-2025

This statement of information was prepared on 15-Dec-2025 at 4:26:22 PM AEDT