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	103/215 Chesterville Road, Moorabbin VIC 3189

Indicative selling price

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

Single price	$550,000

Median sale price

Median price	$713,500	Property Type	Unit	Suburb	Moorabbin
Period - From	20/07/2025	to	19/01/2026	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
105/1A Vivien Street Bentleigh East VIC 3165	$555,000	26/08/2025
206/286 Highett Road Highett VIC 3190	$560,000	11/12/2025
203/1193 Nepean Highway Highett VIC 3190	$575,000	05/09/2025

This Statement of Information was prepared on: 20/01/2026