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	20 Marrbridge Road, Moorabbin VIC 3189

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $772,500 Property Type Other Suburb Moorabbin

Period - From 04/09/2025 to 03/03/2026 Source pdol

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
22 Narooma St, Moorabbin Vic	$1,180,000	24/11/2025
29 Franklin St, Moorabbin Vic	$1,200,000	08/11/2025
22 Walsh Av, Moorabbin Vic	$1,200,000	21/10/2025

This Statement of Information was prepared on: 04/03/2026