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	2/12 Bruthen Street, Moorabbin VIC 3189

Indicative selling price

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

Single price	$965,000

Median sale price

Median price	$772,500	Property Type	Unit	Suburb	Moorabbin
Period - From	17/09/2025	to	16/03/2026	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
2/30 Mount View Rd, Highett Vic	$940,000	24/02/2026
22b Hamer St, Moorabbin Vic	$959,000	26/11/2025
1/140 Wickham Rd, Hampton East Vic	$950,000	27/09/2025

This Statement of Information was prepared on: 17/03/2026