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	5b Ronald Street, Moorabbin VIC 3189

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $772,500 Property Type Unit Suburb Moorabbin

Period - From 16/09/2025 to 15/03/2026 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
32b Celia St, Bentleigh East Vic	$1,420,000	06/12/2025
23a Mcarthur St, Bentleigh Vic	$1,435,000	14/03/2026
326a Chesterville Rd, Bentleigh East Vic	$1,482,000	27/09/2025

This Statement of Information was prepared on: 16/03/2026