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	201/4A HORSCROFT PLACE MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	Unit	Suburb	Moorabbin
Period-from	01 Apr 2025	to	31 Mar 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 6 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
807/6 STATION STREET MOORABBIN VIC 3189	$600,000	11-Nov-25
601/17 TAYLOR STREET MOORABBIN VIC 3189	$582,000	21-Nov-25
602/17 TAYLOR STREET MOORABBIN VIC 3189	$680,000	13-Nov-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 April 2026

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807/6 STATION STREET MOORABBIN VIC 3189

2 2 1

Sold Price **$600,000** Sold Date **11-Nov-25**

Distance **0.36km**



601/17 TAYLOR STREET MOORABBIN VIC 3189

2 2 1

Sold Price **$582,000** Sold Date **21-Nov-25**

Distance **0.38km**



602/17 TAYLOR STREET MOORABBIN VIC 3189

2 2 1

Sold Price **$680,000** Sold Date **13-Nov-25**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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