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	1065 Nepean Highway, Moorabbin VIC 3189

Indicative selling price

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

Single price $1,099,000

Median sale price

Median price $1,300,000 Property Type House Suburb Moorabbin

Period - From 18/12/2025 to 17/06/2026 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
1 Hillston Road Moorabbin VIC 3189	$1,235,000	27/03/2026
10 Healey Street Moorabbin 2189	$1,090,000	18/05/2026
79 Wickham Road Hampton East 3188	$1,215,000	01/04/2026

This Statement of Information was prepared on: 18/06/2026