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	9a Fletcher Street, Moorabbin Vic 3189

Indicative selling price

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

Range between $990,000 & $1,089,000

Median sale price

Median price $770,000 Property Type Unit Suburb Moorabbin

Period - From 27/07/2025 to 26/07/2026 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/1 Findon Ct HIGHETT 3190	$1,020,000	26/06/2026
2	2/58 Wingate St BENTLEIGH EAST 3165	$1,049,000	21/05/2026
3	8 Wesley Ct HIGHETT 3190	$1,025,000	09/04/2026

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 six months.~~

This Statement of Information was prepared on: 27/07/2026 13:28

9a Fletcher Street, Moorabbin Vic 3189



3 2 2

Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,089,000
Median Unit Price
27/07/2025 - 26/07/2026: $770,000

Comparable Properties



2/1 Findon Ct HIGHETT 3190 (REI)

3 2 1

Price: $1,020,000
Method: Sold Before Auction
Date: 26/06/2026
Property Type: Unit

Agent Comments



2/58 Wingate St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,049,000
Method: Private Sale
Date: 21/05/2026
Property Type: Townhouse (Single)

Agent Comments



8 Wesley Ct HIGHETT 3190 (REI/VG)

3 2 1

Price: $1,025,000
Method: Private Sale
Date: 09/04/2026
Property Type: Townhouse (Res)
Land Size: 221 sqm approx

Agent Comments

Account - Buxton | P: 03 9809 9888 | F: 03 9809 9899

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