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	45 Hillston Road, Moorabbin VIC 3189

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,309,000 Property Type House Suburb Moorabbin

Period - From 28/07/2024 to 27/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
18 Dawn Street Highett VIC 3190	$1,190,000	14/12/2024
3 Vasey Street Bentleigh East VIC 3165	$1,200,000	30/08/2024
12 Chapel Road Moorabbin VIC 3189	$1,282,500	16/11/2024

This Statement of Information was prepared on: 28/01/2025