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	706/6 Station Street, Moorabbin VIC 3189

Indicative selling price

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

Single price	$490,000

Median sale price

Median price	$710,000	Property Type	Unit	Suburb	Moorabbin
Period - From	04/08/2024	to	03/02/2025	Source	core_logic

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

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
1/495 South Road Bentleigh VIC 3204	$515,000	28/01/2025
204/39 Mavho Street Bentleigh VIC 3204	$480,000	28/10/2024
415/6 Station Street Moorabbin VIC 3189	$525,000	10/10/2024

This Statement of Information was prepared on: 04/02/2025