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	46 Matilda Road, Moorabbin VIC 3189

Indicative selling price

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

Single price	$1,180,000

Median sale price

Median price	$1,300,000	Property Type	House	Suburb	Moorabbin
Period - From	03/09/2024	to	01/03/2025	Source	core_logic

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 Avon Street Moorabbin VIC 3189	$1,205,000	16/11/2024
12 Chapel Road Moorabbin VIC 3189	$1,282,500	16/11/2024
18 Dawn Street Highett VIC 3190	$1,190,000	14/12/2024

This Statement of Information was prepared on: 03/03/2025