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	6 Orana Court, Moorabbin VIC 3189

Indicative selling price

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

Range between $1,480,000 & $1,540,000

Median sale price

Median price $1,309,000 Property Type House 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
14 Faye Street Moorabbin VIC 3189	$1,543,000	07/12/2024
34 Rowans Road Highett VIC 3190	$1,435,000	16/11/2024
14 Lahona Avenue Bentleigh East VIC 3165	$1,520,000	26/10/2024

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