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	2/31 Hamer Street, Moorabbin VIC 3189

Indicative selling price

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

Single price	$875,000

Median sale price

Median price	$711,000	Property Type	Unit	Suburb	Moorabbin
Period - From	22/09/2024	to	21/03/2025	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
22 Royal Terrace Highett VIC 3190	$900,000	15/03/2025
1/30 Matthieson Street Highett VIC 3190	$885,000	30/11/2024
12 Maher Street Highett VIC 3190	$865,000	01/03/2025

This Statement of Information was prepared on: 22/03/2025